

LOT 7  
IN OR 2058/479  
AMELIA PARK COTTAGE BLOCK

NETEMEYER ANDREW & REBECCA  
1620 NORTHPARK DR  
FERNANINDA BEACH, FL 32034

2026

00-00-31-102R-0007-0000



| BUILDING CHARACTERISTICS |  |         |                  |  |                        |     |           |             |                | MARKET ADJUSTMENTS |      |      |      |      |                           |      |        |                   |  | NASSAU COUNTY PROPERTY |  |  |  |  |  |  |  |  |  |
|--------------------------|--|---------|------------------|--|------------------------|-----|-----------|-------------|----------------|--------------------|------|------|------|------|---------------------------|------|--------|-------------------|--|------------------------|--|--|--|--|--|--|--|--|--|
| ELEMENT                  |  | CD      | CONSTRUCTION     |  | TYPE                   | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW     | AYB  | EYB  | ECON | FNCT |                           | NORM | % COND | PAGE 1 of 1 2     |  |                        |  |  |  |  |  |  |  |  |  |
| Exterior Wall            |  | 10      | ABOVE AVG 100    |  | 0500                   | 01  | 3,374     | 122.7280    | 203.73         | 687,385            | 2011 | 2011 |      | 0    | 0                         | 6.50 | 93.50  | VALUATION SUMMARY |  |                        |  |  |  |  |  |  |  |  |  |
| Roof Structur            |  | 08      | IRREGULAR 100    |  | 1 SFR CUST 100% - 2017 |     |           |             |                |                    |      |      |      |      | STANDARD                  |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
| Roof Cover               |  | 03      | COMP SHNGL 100   |  | Heated Area: 2863      |     |           |             |                |                    |      |      |      |      | Tax Group: 2 Tax Dist:    |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
| Interior Wall            |  | 05      | DRYWALL 100      |  |                        |     |           |             |                |                    |      |      |      |      | BUILDING MARKET VALUE     |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
| Interior Floop           |  | 12      | HARDWOOD 100     |  |                        |     |           |             |                |                    |      |      |      |      | TOTAL MARKET OB/XF VALUE  |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
| Air Condition            |  | 03      | CENTRAL 100      |  |                        |     |           |             |                |                    |      |      |      |      | TOTAL LAND VALUE - MARKET |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
| Heating Type             |  | 04      | AIR DUCTED 100   |  |                        |     |           |             |                |                    |      |      |      |      | TOTAL MARKET VALUE        |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
| Bedrooms                 |  |         | 3 100            |  |                        |     |           |             |                |                    |      |      |      |      | SOH/AGL Deduction         |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
| Bathrooms                |  |         | 3.5 100          |  |                        |     |           |             |                |                    |      |      |      |      | ASSESSED VALUE            |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
| Frame                    |  | 02      | WOOD FRAME 100   |  |                        |     |           |             |                |                    |      |      |      |      | TOTAL EXEMPTION VALUE     |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
| Stories                  |  | 1.5     | 1.5 100          |  |                        |     |           |             |                |                    |      |      |      |      | HX HB                     |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
| Units                    |  | 00      | 0 100            |  |                        |     |           |             |                |                    |      |      |      |      | BASE TAXABLE VALUE        |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
| Occupancy                |  | 00      | NONE 100         |  |                        |     |           |             |                |                    |      |      |      |      | TOTAL JUST VALUE          |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      | NCON VALUE                |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      | INCOME VALUE              |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      | PREVIOUS YEAR MKT VALUE   |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
| Quality                  |  | 06      | Quality Level 06 |  |                        |     |           |             |                |                    |      |      |      |      | PERMIT NUM                |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
| DOR CODE                 |  | 0100    | SINGLE FAMILY    |  |                        |     |           |             |                |                    |      |      |      |      | DESCRIPTION               |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
| MAP NUM                  |  |         | MKT AREA         |  |                        |     |           |             |                |                    |      |      |      |      | AMT                       |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC         |  | 1031.00 |                  |  |                        |     |           |             |                |                    |      |      |      |      | ISSUED                    |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |
|                          |  |         |                  |  |                        |     |           |             |                |                    |      |      |      |      |                           |      |        |                   |  |                        |  |  |  |  |  |  |  |  |  |