LOT 477
NORTH HAMPTON PHASE 3 PB 7/16

WROBEL MATTHEW & PRISCILLA
862262 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0477-0000

BUILDING CHARACTERISTICS

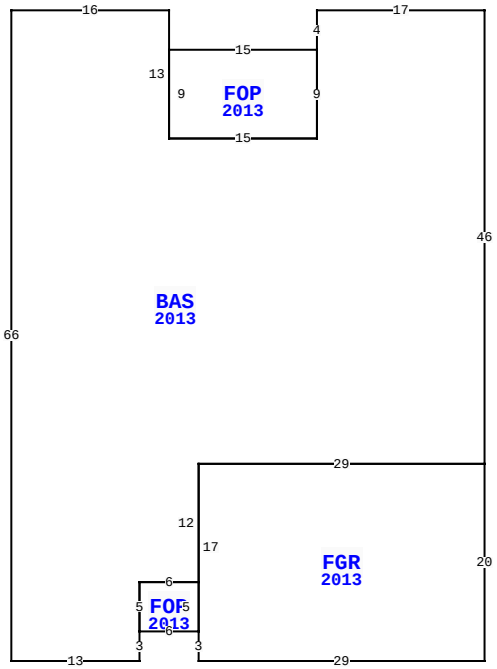
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame		N/A 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,345	100	2013	2,345	349,401
FGR	580	55	2013	319	47,531
FOP	30	30	2013	9	1,341
FOP	135	30	2013	40	5,960
TOTALS	3,090			2,713	404,232

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,713	119.4480	157.67	427,759	2013	2013	0	0	0	5.50	94.50

1 SNGL FAM – 100% - 2021 Heated Area: 2345 HX Base Yr 2021



BLD DATE	03/29/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

862262 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		404,232
TOTAL MARKET OB/XF VALUE		3,903
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		535,635
SOH/AGL Deduction		197,351
ASSESSED VALUE		338,284
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		287,562
TOTAL JUST VALUE		535,635
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		516,269

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1226400	CO ISSUED	0	03/22/2013
M1217798	H/AC	0	12/01/2012
E1225570	NEW CONSTR	0	11/01/2012
B26400	NEW CONSTR	271,041	09/03/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2391/0530	8/14/2020	WD	Q	I	01	339,000
GRANTOR: REHFELDT ANGELINE REV						
GRANTEE: WROBEL MATTHEW & PR						
2155/1345	10/13/2017	WD	U	I	11	100
GRANTOR: REHFELDT ANGELINE						
GRANTEE: REHFELDT ANGELINE R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W17 S4 FOP=[YR=2013] W15 S9 E15 N9 $ S9 W15 N13 W16 S66 E13 N3 FOP=[YR=2013] E6 FGR=[YR=2013] S3 E29 N20 W29 S17 $ N5 W6 S5 $ N5 E6 N12 E29 N46 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	0	807.00	SF	5.20	5.20	100	2013	2013	3	93	3,903	

LAND DESCRIPTION

TOTAL OB/XF 3,903

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS