

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

2026

12-ZN-Z7-1400-0477-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT CD CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1 4									
Exterior Wall 16 WD FR STUC 100										0900 01 2,713 113.7600 158.13 429,007 2013 2013 0 0 0 6.00 94.00										VALUATION BY STANDARD									
Roof Structur 08 IRREGULAR 100										1 SNGL FAM 100% - 2021 Heated Area: 2345 HX Base Yr 2021										Tax Group: 4 Tax Dist:									
Roof Cover 03 COMP SHNGL 100																				BUILDING MARKET VALUE 403,267									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET OB/XF VALUE 0									
Interior Floo 11 CLAY TILE 50																				TOTAL LAND VALUE - MARKET 127,500									
Interior Floo 14 CARPET 50																				TOTAL MARKET VALUE 530,767									
Air Condition 03 CENTRAL 100																				SOH/AGL Deduction 183,349									
Heating Type 04 AIR DUCTED 100																				ASSESSED VALUE 347,418									
Bedrooms 3 100																				TOTAL EXEMPTION VALUE HX HB 51,411									
Bathrooms 3 100																				BASE TAXABLE VALUE 296,007									
Frame N/A 100																				TOTAL JUST VALUE 530,767									
Stories 1. 1. 100																				NCON VALUE 0									
Units 0 100																				INCOME VALUE									
Occupancy 00 NONE 100																				PREVIOUS YEAR MKT VALUE 535,635									
Quality 03 Quality Level 03																				PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 0100 SINGLE FAMILY																				C1226400 C0 ISSUED 0 03/22/2013									
MAP NUM MKT AREA 04																				M1217798 H/AC 0 12/01/2012									
NEIGHBORHOOD/LOC 4043.00																				E1225570 NEW CONSTR 0 11/01/2012									
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE																				B26400 NEW CONSTR 271,041 09/03/2012									
BAS 2,345 100 2013 2,345 348,566																													
FGR 580 55 2013 319 47,416																													
FOP 30 30 2013 9 1,338																													
FOP 135 30 2013 40 5,946																													
TOTALS 3,090 2,713 403,267																													
EXTRA FEATURES										862262 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH										SALES DATA									
L N 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										BLD DATE 03/29/2023 NW LGL DATE										OFF RECORD Number DATE TYPE INST Q U I V I RSN CD SALE PRICE									
																				2391/0530 8/14/2020 WD Q Q I 01 339,000									
																				GRANTOR: REHFELDT ANGELINE REV									
																				GRANTEE: WROBEL MATTHEW & PR									
																				2155/1345 10/13/2017 WD U I 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 \$.									
LAND DESCRIPTION										TOTAL OB/XF 0																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 01/01/2023 BY CD										Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500										PRINTED 07/09/2026 BY SYS									