LOT 6
FIRST REPLAT OF THE ISLANDS
CLUB SUBDIVISION PBK 8/306

**HORNBACK LIVING TRUST/HORNBACK ROBERT A TRUSTEE**
2745 SEA ISLAND TRC
FERNANDINA BEACH, FL 32034

**2025**

**00-00-31-142R-0006-0000**

## BUILDING CHARACTERISTICS

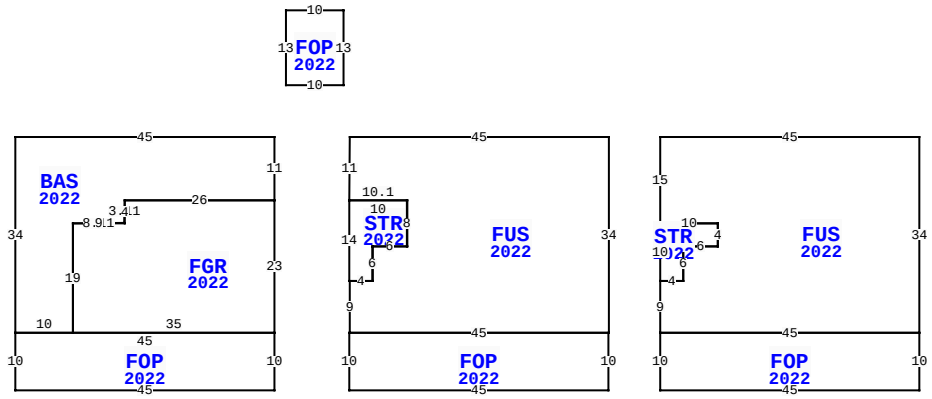
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 13 | STAND SEAM 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 100 |
| Interior Floo | 14 | CARPET 0 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 4.5 100 |
| Frame | 02 | WOOD FRAME 70 |
| Frame | 04 | REIN CONC 30 |
| Stories | 3. | 3. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 1025.0100 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 761 | 100 | 2022 | 761 | 224,705 |
| FGR | 770 | 55 | 2022 | 424 | 125,197 |
| FOP | 130 | 30 | 2022 | 39 | 11,516 |
| FOP | 450 | 30 | 2022 | 135 | 39,863 |
| FOP | 450 | 30 | 2022 | 135 | 39,863 |
| FOP | 450 | 30 | 2022 | 135 | 39,863 |
| FUS | 1,426 | 100 | 2022 | 1,426 | 421,064 |
| FUS | 1,466 | 100 | 2022 | 1,466 | 432,875 |
| STR | 64 | 10 | 2022 | 6 | 1,772 |
| STR | 104 | 10 | 2022 | 10 | 2,953 |
| TOTALS | 6,071 | | | 4,537 | 1,339,668 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 12 | 4,537 | 187.8240 | 296.76 | 1,346,400 | 2022 | 2022 | 0 | 0 | 0 | 0.50 | 99.50 |

1 SFR CUST – 100% - 2023 Heated Area: 3653 HX Base Yr 2023




2745 SEA ISLAND TRC, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 03/20/2024 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 1,339,668 |
| TOTAL MARKET OB/XF VALUE | | 25,416 |
| TOTAL LAND VALUE - MARKET | | 450,000 |
| TOTAL MARKET VALUE | | 1,815,084 |
| SOH/AGL Deduction | | 819,783 |
| ASSESSED VALUE | | 995,301 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 944,579 |
| TOTAL JUST VALUE | | 1,815,084 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 1,283,247 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20200774 | CO | | 03/28/2022 |
| 20200774 | T5837 B3610 | 519,408 | 12/30/2020 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2732/1415 | 8/19/2024 | WD | U | I | 11 | 100 |
| GRANTOR: HORNBACK ROBERT A & M | | | | | | |
| GRANTEE: HORNBACK LIVING TRU | | | | | | |
| 2377/0609 | 7/15/2020 | WD | Q | V | 01 | 300,000 |
| GRANTOR: ISLANDS CLUB AMELIA L | | | | | | |
| GRANTEE: HORNBACK ROBERT A & | | | | | | |

## BUILDING NOTES

## 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 | 0855 | CONC PAVER | 1 | 100 | 0 | 0 | 1,537.00 | SF | 10.00 | 10.00 | 100 | 2023 | 2022 | | 99 | 15,216 | |
| 2 | 0409 | ELEVATOR R | 1 | 100 | 0 | 0 | 1.00 | UT | 10,200.00 | 10,200.00 | 100 | 2023 | 2022 | | 100 | 10,200 | |

## BUILDING DIMENSIONS

FUS=[YR=2022;ORIG=44,-1] E45 S34 W45 N9 E4 N6 E6 N4 W10 N15 $
FUS=[YR=2022;ORIG=-9.11,-1] E45 S34 W45 N9 E4 N6 E6 N8 W10.1 U11R0.1 $
FGR=[YR=2022;ORIG=-58,14] S19 E35 N23 W26 D3.11L0.1 D0.1L8.11 $
BAS=[YR=2022;ORIG=-23,-1] W45 S34 E10 N19 E9 N4 E26 N11 $
FOP=[YR=2022;ORIG=-23,43] N10 W45 S10 E45 $
FOP=[YR=2022;ORIG=-10,33] E45 S10 W45 N10 $
FOP=[YR=2022;ORIG=44,33] E45 S10 W45 N10 $
FOP=[YR=2022;ORIG=-21,-10] E10 N13 W10 S13 $
STR=[YR=2022;ORIG=-10,10] E10 S8 W6 S6 W4 N14 $
STR=[YR=2022;ORIG=44,14] E10 S4 W6 S6 W4 N10 $

## LAND DESCRIPTION

TOTAL OB/XF 25,416

| 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 | 000100 | C | RES | 100 | | R-3 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.20 | 375,000.00 | 450,000.00 | 450,000 | | | | | | | |

REVIEW DATE 01/22/2024 BY KBA Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/30/2025 BY SYS