LOT 2
FIRST REPLAT OF THE ISLANDS
CLUB SUBDIVISION PBK 8/306

MENZEL MELINDA KUHN & ROBERT BLAKE
2761 SEA ISLAND TRACE
FERNANDINA BEACH, FL 32034

2026

00-00-31-142R-0002-0000

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 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Quality	04	Quality Level 04

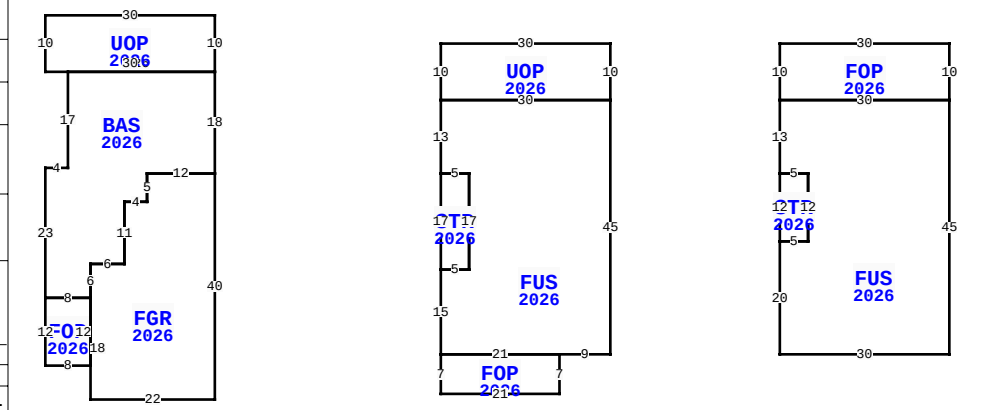
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1025.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	764	100	2026	764	240,492
FGR	764	55	2026	420	132,208
FOP	96	30	2026	29	9,129
FOP	147	30	2026	44	13,850
FOP	300	30	2026	90	28,330
FUS	1,265	100	2026	1,265	398,197
FUS	1,290	100	2026	1,290	406,066
STR	60	10	2026	6	1,889
STR	85	10	2026	8	2,518
UOP	300	20	2026	60	18,887
TOTALS	5,371			4,036	1,270,452

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	4,036	189.6294	314.78	1,270,452	2025	2025	0	0	0	0.00	100.00

1 SFR CUST 100% - 2026 Heated Area: 3319 HX Base Yr 2026



** This building has 11 Sub-Areas

2761 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		1,270,452
TOTAL MARKET OB/XF VALUE		60,000
TOTAL LAND VALUE - MARKET		375,000
TOTAL MARKET VALUE		1,705,452
SOH/AGL Deduction		314,421
ASSESSED VALUE		1,391,031
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		1,339,620
TOTAL JUST VALUE		1,705,452
NCON VALUE		1,330,452
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		375,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0323	POOL	50,000	06/20/2024
2024-0221	5174/3244H	623,550	05/31/2024
2024-0221			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2630/1394	4/10/2023	WD	Q	V	02	485,000

GRANTOR: ISLANDS CLUB AMELIA L
GRANTEE: MENZEL MELINDA KUHN

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	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2026	2025	05	100	60,000	

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=30,50] N23 E4 N17 E26 S18 W12 S5 W4 S11 W6 S6 W8 $
FGR=[YR=2026;ORIG=48,28] E12 S40 W22 N18 N6 E6 N11 E4 N5 $
FOP=[YR=2026;ORIG=30,50] E8 S12 W8 N12 $
UOP=[YR=2026;ORIG=60,10] W30 N10 E30 S10 $
FUS=[YR=2026;ORIG=100,60] N15 E5 N17 W5 N13 E30 S45 W9 W21 $
FOP=[YR=2026;ORIG=100,60] E21 S7 W21 N7 $
STR=[YR=2026;ORIG=100,28] E5 S17 W5 N17 $
UOP=[YR=2026;ORIG=100,15] E30 N10 W30 S10 $
FUS=[YR=2026;ORIG=160,60] E30 N45 W30 S13 E5 S12 W5 S20 $
STR=[YR=2026;ORIG=160,28] E5 S12 W5 N12 $
FOP=[YR=2026;ORIG=160,15] E30 N10 W30 S10 $

LAND DESCRIPTION

TOTAL OB/XF 60,000

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	1.00	375,000.00	375,000.00	375,000							

REVIEW DATE 01/14/2026 BY HS Total Acres: 0.00 Total Land Value: 375,000 Market: 0 Agricultural: 0 Common: 375,000 PRINTED 07/09/2026 BY SYS