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

2026

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

BUILDING CHARACTERISTICS

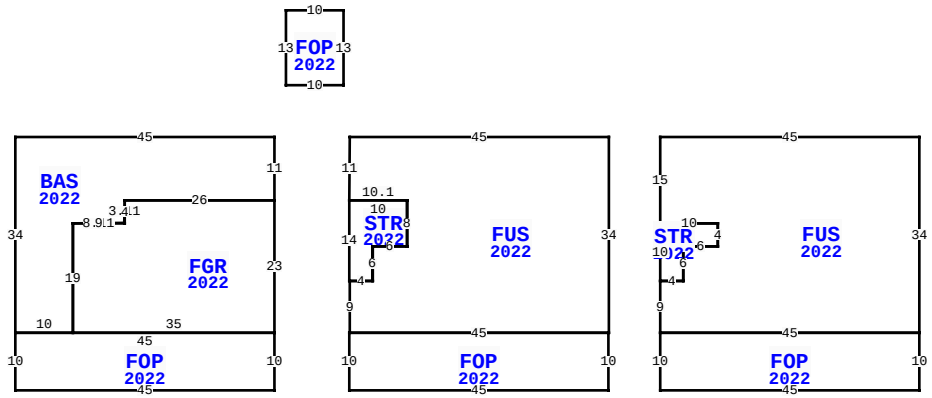
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Floo	14	CARPET 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	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	234,899
FGR	770	55	2022	424	130,877
FOP	130	30	2022	39	12,038
FOP	450	30	2022	135	41,671
FOP	450	30	2022	135	41,671
FOP	450	30	2022	135	41,671
FUS	1,426	100	2022	1,426	440,167
FUS	1,466	100	2022	1,466	452,513
STR	64	10	2022	6	1,852
STR	104	10	2022	10	3,087
TOTALS	6,071			4,537	1,400,445

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	311.79	1,414,591	2022	2022	0	0	0	1.00	99.00

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		1,400,445
TOTAL MARKET OB/XF VALUE		10,200
TOTAL LAND VALUE - MARKET		375,000
TOTAL MARKET VALUE		1,785,645
SOH/AGL Deduction		763,471
ASSESSED VALUE		1,022,174
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		970,763
TOTAL JUST VALUE		1,785,645
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,815,084

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

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 $

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
2	0409	ELEVATOR R	1	100	0	0	1.00	UT	10,200.00	10,200.00	100	2023	2022		100	10,200	

LAND DESCRIPTION

TOTAL OB/XF 10,200

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 01/22/2024 BY KBA Total Acres: 0.00 Total Land Value: 375,000 Market: 0 Agricultural: 0 Common: 375,000 PRINTED 07/09/2026 BY SYS