

LOT 1  
ESMT IN OR 788/385  
OYSTER BAY #3 PB 5/397

SHAP LIVING TRUST/SHAP STEVEN C TRUSTEE  
96026 BAY VIEW DRIVE  
FERNANDINA BEACH, FL 32034

2023

46-3N-28-5482-0001-0000



| BUILDING CHARACTERISTICS |     |                |
|--------------------------|-----|----------------|
| ELEMENT                  | CD  | CONSTRUCTION   |
| Exterior Wall            | 05  | AVERAGE 90     |
| Exterior Wall            | 20  | FACE BRICK 10  |
| Roof Structure           | 08  | IRREGULAR 100  |
| Roof Cover               | 03  | COMP SHNGL 100 |
| Interior Wall            | 05  | DRYWALL 100    |
| Interior Floor           | 12  | HARDWOOD 60    |
| Interior Floor           | 14  | CARPET 40      |
| Air Condition            | 03  | CENTRAL 100    |
| Heating Type             | 04  | AIR DUCTED 100 |
| Bedrooms                 | 4   | 100            |
| Bathrooms                | 3.5 | 100            |
| Frame                    | 02  | WOOD FRAME 100 |
| Stories                  | 2.  | 2. 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 | 4024.00 |          |    |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 3,179            | 100         | 3,179        | 406,856              |
| FGR       | 834              | 55          | 459          | 58,744               |
| FOP       | 675              | 30          | 202          | 25,852               |
| FSP       | 320              | 40          | 128          | 16,382               |
| FST       | 36               | 55          | 20           | 2,560                |
| FUS       | 589              | 100         | 589          | 75,382               |
| STR       | 30               | 10          | 3            | 384                  |
| STR       | 40               | 10          | 4            | 512                  |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 5,703 |  | 4,584 | 586,672 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |         |    |    |          |    |       |                |
|----------------|------------|-------------|---------|----|----|----------|----|-------|----------------|
| L N            | OB/IF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS    | UT | Adj R | ADJ UNIT PRICE |
| 2 0911         | SCRN RM A  |             | 0 100   | 10 | 30 | 340.00   | SF | 17.50 | 17.50          |
| 3 0825         | BRICK      |             | 0 100   | 3  | 26 | 78.00    | SF | 12.50 | 12.50          |
| 4 0810         | CONCRETE A |             | 0 100   | 82 | 5  | 410.00   | SF | 6.50  | 6.50           |
| 5 0810         | CONCRETE A |             | 0 100   | 0  | 0  | 1,493.00 | SF | 6.50  | 6.50           |
| 6 1075         | TRELLIS G  |             | 0 100   | 4  | 15 | 60.00    | SF | 35.00 | 35.00          |
| 7 0476         | VF 6 SBPL  |             | 0 100   | 0  | 0  | 20.00    | LF | 32.00 | 32.00          |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1 000133         |          | C   | SFR LAKE             | 100 |     | RS-1     | 0.00  | 0.00  | 1.00        |

| MARKET ADJUSTMENTS       |     |           |             |                |                |      |      |      |      |   |      |        |  |
|--------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|------|--------|--|
| TYPE                     | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM | % COND |  |
| 0500                     | 01  | 4,584     | 98.6979     | 140.64         | 644,694        | 1998 | 2004 | 0    | 0    | 0 | 9.00 | 91.00  |  |
| 1 SFR CUST - 100% - 2005 |     |           |             |                |                |      |      |      |      |   |      |        |  |
| Heated Area: 3768        |     |           |             |                |                |      |      |      |      |   |      |        |  |
| HX Base Yr 2005          |     |           |             |                |                |      |      |      |      |   |      |        |  |
|                          |     |           |             |                |                |      |      |      |      |   |      |        |  |

|                                     |  |  |  |                |  |  |  |
|-------------------------------------|--|--|--|----------------|--|--|--|
| BLD DATE                            |  |  |  | LGL DATE       |  |  |  |
| XF DATE                             |  |  |  | LAND DATE      |  |  |  |
| INC DATE                            |  |  |  | AG DATE        |  |  |  |
| 96026 BAY VIEW DR, FERNANDINA BEACH |  |  |  | 06/07/2023 MLU |  |  |  |

| NASSAU COUNTY PROPERTY    |  |  |             |
|---------------------------|--|--|-------------|
| VALUATION SUMMARY         |  |  | PAGE 1 of 2 |
| VALUATION BY              |  |  | STANDARD    |
| Tax Group: 4              |  |  | Tax Dist:   |
| BUILDING MARKET VALUE     |  |  | 597,759     |
| TOTAL MARKET OB/XF VALUE  |  |  | 17,884      |
| TOTAL LAND VALUE - MARKET |  |  | 135,000     |
| TOTAL MARKET VALUE        |  |  | 750,643     |
| SOH/AGL Deduction         |  |  | 353,626     |
| ASSESSED VALUE            |  |  | 397,017     |
| TOTAL EXEMPTION VALUE     |  |  | 50,000      |
| BASE TAXABLE VALUE        |  |  | 347,017     |
| TOTAL JUST VALUE          |  |  | 750,643     |
| NCON VALUE                |  |  | 0           |
| INCOME VALUE              |  |  |             |
| PREVIOUS YEAR MKT VALUE   |  |  | 615,916     |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 22001504   | REPAIR/RRF  | 20,000  | 01/26/2022 |
| B2104863   | SCRN ENCL   | 7,871   | 04/19/2021 |
| E18994     | ELEC OTHER  | 500     | 04/01/2007 |
| M12836     | MECH OTHER  | 0       | 04/01/2007 |
| R10078     | REPAIR/RRF  | 700     | 02/01/2007 |
| 984815     | NEW CONSTR  | 250,000 | 05/01/1998 |

| SALES DATA                     |           |           |       |       |        |
|--------------------------------|-----------|-----------|-------|-------|--------|
| OFF RECORD Number              | DATE      | TYPE INST | Q / I | V / I | RSN CD |
| 2460/0260                      | 4/26/2021 | WD U      | I     | I     | 11     |
| GRANTOR: SHAP STEVEN C & JOANN |           |           |       |       |        |
| GRANTEE: SHAP LIVING TRUST     |           |           |       |       |        |
| 2460/0245                      | 4/26/2021 | WD U      | I     | I     | 11     |
| GRANTOR: SHAP LIVING TRUST     |           |           |       |       |        |
| GRANTEE: SHAP STEVEN C & JOA   |           |           |       |       |        |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                          |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1998] W12 L3 U3 W7 D3 L3 W3 S12 W10 FSP=[YR=1998] W20 N11 W10 S18 E30 N7\$ S7 W30 N18 W17 S24 E4 S17 |  |  |  |  |  |  |  |  |  |
| FOP=[YR=1998] S1 W3 S1 STR=[YR=2007] W3 S10 E3 N10\$ S20 E28                                                 |  |  |  |  |  |  |  |  |  |
| STR=[YR=2007] S4 E10 N4 W10\$E29 FGR=[YR=1998] S2 E27 N33 W8                                                 |  |  |  |  |  |  |  |  |  |
| FST=[YR=1998] W12 S3 E12 N3\$ S3 W12 N3 W6 S21 W1 S10\$ N10                                                  |  |  |  |  |  |  |  |  |  |
| W48 N12 W6\$ E6 S12 E49 N21E26 N33\$ PTR=E15 FUS=[YR=1998] E19                                               |  |  |  |  |  |  |  |  |  |
| S31 W19 N31\$ W15\$.                                                                                         |  |  |  |  |  |  |  |  |  |

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|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
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