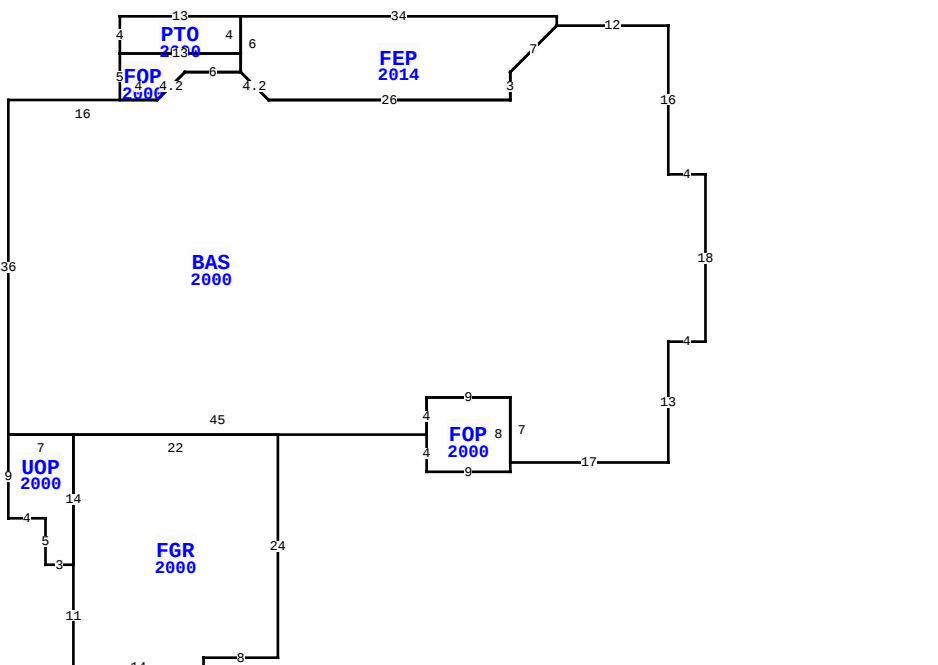


SHAVE BENJAMIN E TRUST/SHAVE BENJAMIN E CO-TRUSTEE
4418 TITLEIST DRIVE
FERNANDINA BEACH, FL 32034

2026



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY					PAGE 1 of 1	2					
Exterior Wall		16	WD FR STUC 100		0500	01	3,365	110.8140	183.95	618,992	2000	2000		0	0	12.50	87.50	VALUATION BY					STANDARD						
Roof Structure		03	GABLE/HIP 100		1 SFR CUST 100% - 2001													Heated Area: 2794					HX Base Yr 2001						
Roof Cover		03	COMP SHNGL 100															Tax Group: 2					Tax Dist:						
Interior Wall		05	DRYWALL 100															BUILDING MARKET VALUE					541,618						
Interior Floor		14	CARPET 70															TOTAL MARKET OB/XF VALUE					2,835						
Interior Floor		12	HARDWOOD 30															TOTAL LAND VALUE - MARKET					200,000						
Air Condition		03	CENTRAL 100															TOTAL MARKET VALUE					744,453						
Heating Type		04	AIR DUCTED 100															SOH/AGL Deduction					380,644						
Bedrooms			3 100															ASSESSED VALUE					363,809						
Bathrooms			3 100															TOTAL EXEMPTION VALUE					HX HB 51,411						
Frame		02	WOOD FRAME 100															BASE TAXABLE VALUE					312,398						
Stories		1.	1. 100															TOTAL JUST VALUE					744,453						
Units		00	0 100		NCON VALUE					0																			
Occupancy		00	NONE 100		INCOME VALUE																								
					PREVIOUS YEAR MKT VALUE					731,634																			
Quality		05	Quality Level 05																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA		01																								
NEIGHBORHOOD/LOC		1072.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	2,794	100	2000	2,794	449,712																								
FEP	274	80	2014	219	35,249																								
FGR	542	55	2000	298	47,965																								
FOP	43	30	2000	13	2,092																								
FOP	72	30	2000	22	3,541																								
PTO	52	5	2000	3	483																								
UOP	78	20	2000	16	2,575																								
TOTALS		3,855			3,365	541,618																							
EXTRA FEATURES					4418 TITLEIST DR, FERNANDINA BEACH																								
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													
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	81	2,835														