IN OR 1780/1478 & OR 1657/1972
& OR 2753/1318 & IN OR 2794/30
LYING N OF 200

LAPCO FAMILY TRUST/POWELL FRANK C III TRUSTEE ET A
4418 TITLEIST DR
FERNANDINA BEACH, FL 32034

2026

01-2N-26-0000-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5601	TIMBER 2-3 SI 70-79	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	4001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

SR 200, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 DC
INC DATE		AG DATE	10/27/2025 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	569,760
TOTAL MARKET VALUE	719
SOH/AGL Deduction	0
ASSESSED VALUE	719
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	719
TOTAL JUST VALUE	569,760
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,283,987

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2794/30	6/11/2025	WD	U	V	11	100
GRANTOR: SHAVE BENJAMIN EVANS						
GRANTEE: SHAVE BENJAMIN E TR						
2753/1318	11/21/2024	TD	U	V	11	100
GRANTOR: SHAVE JOYCE B TRUST						
GRANTEE: SHAVE THOMAS J IV						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	005601	A	TIMBER 3 P S	0	0004	CHT	0.00	0.00	2.18	AC		1.00	1.00	1.00	330.00	330.00	719							
2	009910	M	MARKET VALUE	0	0004	CHT	0.00	0.00	94,960.00	SF		1.00	1.00	0.60	10.00	6.00	569,760							

REVIEW DATE 02/26/2025 BY TWA Total Acres: 2.18 Total Land Value: 719 Market: 569,760 Agricultural: 719 Common: 0 PRINTED 07/09/2026 BY SYS