

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

2026

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
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NEIGHBORHOOD/LOC	4024.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,179	100	1998	3,179	448,189
FGR	834	55	1998	459	64,712
FOP	675	30	1998	202	28,479
FSP	320	40	1998	128	18,046
FST	36	55	1998	20	2,820
FUS	589	100	1998	589	83,040
STR	30	10	2007	3	423
STR	40	10	2007	4	564

TOTALS	5,703			4,584	646,273
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0911	SCRN RM A	0	100	10	30			18.00
5	1075	TRELLIS G	0	100	4	15			35.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100		PUD	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	163.84	751,043	1998	1998	0	0	0	13.95	86.05
1 SFR CUST 100% - 2005 Heated Area: 3768 HX Base Yr 2005												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
04/24/2026 MLU												

TOTAL OB/XF												
6,103												

NASSAU COUNTY PROPERTY			
PAGE 1 of 2			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		657,704	
TOTAL MARKET OB/XF VALUE		6,103	
TOTAL LAND VALUE - MARKET		165,000	
TOTAL MARKET VALUE		828,807	
SOH/AGL Deduction		396,659	
ASSESSED VALUE		432,148	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		380,737	
TOTAL JUST VALUE		828,807	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		811,756	

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 U	V I	RSN CD	SALE PRICE
2460/0260	4/26/2021	WD	U	I	11	100
GRANTOR: SHAP STEVEN C & JOANN						
GRANTEE: SHAP LIVING TRUST						
2460/0245	4/26/2021	WD	U	I	11	100
GRANTOR: SHAP LIVING TRUST						
GRANTEE: SHAP STEVEN C & JOA						

BUILDING NOTES									
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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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