

W1/2 OF LOT 6  
PT OR 878/354  
AMELIA ISLAND INDUSTRIAL PARK

TACY MEDICAL INC  
2386 SHANNON RD  
FERNANDINA BEACH, FL 32034

2024

00-00-31-1015-0006-0020



| BUILDING CHARACTERISTICS |      |                   |
|--------------------------|------|-------------------|
| ELEMENT                  | CD   | CONSTRUCTION      |
| Exterior Wall            | 25   | MOD METAL 100     |
| Roof Structur            | 10   | STEEL FRME 100    |
| Roof Cover               | 12   | MODULAR MT 100    |
| Interior Wall            | 01   | MINIMUM 100       |
| Interior Floo            | 03   | CONC FINSH 100    |
| Ceiling                  | 04   | NONE 100          |
| Air Condition            | 01   | NONE 100          |
| Heating Type             | 01   | NONE 100          |
| Plumbing                 |      | 6 100             |
| Frame                    | 05   | STEEL 100         |
| Story Height             |      | 25 100            |
| RMS                      |      | 1 100             |
| Stories                  | 1.   | 1. 100            |
| Class                    | 00   | . 100             |
| Units                    |      | 0 100             |
| Occupancy                | 00   | OWNER OCC 100     |
| Quality                  | 03   | Quality Level 03  |
| DOR CODE                 | 4800 | WAREHOUSE-STORAGE |
| MAP NUM                  |      | MKT AREA 01       |
| NEIGHBORHOOD/LOC         |      | 1070.00           |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 144              | 100         | 144          | 5,803                |
| BAS       | 3,952            | 100         | 3,952        | 159,258              |
| CAN       | 357              | 30          | 107          | 4,312                |
| CAN       | 448              | 30          | 134          | 5,400                |
| TOTALS    | 4,901            |             | 4,337        | 174,772              |

| EXTRA FEATURES |            |             |         |   |   |          |    |        |                |           |         |             |   |        |
|----------------|------------|-------------|---------|---|---|----------|----|--------|----------------|-----------|---------|-------------|---|--------|
| 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 |
| 1              | 0812       | CONCRETE C  | 0       | 0 | 0 | 4,361.00 | SF | 4.00   | 4.00           | 100       | 2004    | 2004        | 3 | 84     |
| 2              | 0422       | CL FNC 4'   | 0       | 0 | 0 | 301.00   | LF | 15.00  | 15.00          | 100       | 2004    | 2004        | 3 | 64     |
| 3              | 6001       | ROLLUP DR   | 0       | 0 | 0 | 2.00     | UT | 400.00 | 400.00         | 100       | 2004    | 2004        | 3 | 22     |
| 4              | 0446       | BOX FNC 6'  | 0       | 0 | 0 | 87.00    | LF | 26.00  | 26.00          | 100       | 2004    | 2004        | 3 | 22     |
| 5              | 0402       | CONC BUMPE  | 0       | 0 | 0 | 4.00     | UT | 25.00  | 25.00          | 100       | 2004    | 2004        | 3 | 88     |
| 6              | 0424       | CL FNC 6'   | 0       | 0 | 0 | 37.00    | LF | 20.00  | 20.00          | 100       | 2004    | 2004        | 3 | 64     |
| 7              | 0978       | SECURTY LT  | 0       | 0 | 0 | 2.00     | UT | 450.00 | 450.00         | 100       | 2004    | 2004        | 3 | 64     |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |        |             |           |     |          |        |         |
|------------------|----------|-----|----------------------|-----|------|----------|-------|--------|-------------|-----------|-----|----------|--------|---------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH  | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ |
| 1                | 004800   | C   | WAREHOUSE            | 0   | 0006 | I-1      | 89.00 | 155.00 | 13,070.00   | SF        |     | 1.00     | 1.00   | 1.00    |

| MARKET ADJUSTMENTS                                                  |     |           |             |                |                |      |      |      |      |   |       |        |  |  |
|---------------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|-------|--------|--|--|
| TYPE                                                                | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM  | % COND |  |  |
| 4803                                                                | 06  | 4,337     | 111.4872    | 51.01          | 221,230        | 2004 | 2004 | 0    | 0    | 0 | 21.00 | 79.00  |  |  |
| 1 STOR WAREH - 0% - 0 Heated Area: 4096 HX Base Yr                  |     |           |             |                |                |      |      |      |      |   |       |        |  |  |
|                                                                     |     |           |             |                |                |      |      |      |      |   |       |        |  |  |
| 2376 SHANNON RD, FERNANDINA BEACH                                   |     |           |             |                |                |      |      |      |      |   |       |        |  |  |
| BLD DATE 04/05/2019 KK LGL DATE 04/05/2019 KK AG DATE 04/05/2019 KK |     |           |             |                |                |      |      |      |      |   |       |        |  |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 19,355      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |           |  |
|---------------------------|--|-----------|--|
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| VALUATION SUMMARY         |  |           |  |
| VALUATION BY              |  | STANDARD  |  |
| Tax Group: 2              |  | Tax Dist: |  |
| BUILDING MARKET VALUE     |  | 174,772   |  |
| TOTAL MARKET OB/XF VALUE  |  | 19,355    |  |
| TOTAL LAND VALUE - MARKET |  | 196,050   |  |
| TOTAL MARKET VALUE        |  | 390,177   |  |
| SOH/AGL Deduction         |  | 24,099    |  |
| ASSESSED VALUE            |  | 366,078   |  |
| TOTAL EXEMPTION VALUE     |  | 0         |  |
| BASE TAXABLE VALUE        |  | 366,078   |  |
| TOTAL JUST VALUE          |  | 390,177   |  |
| NCON VALUE                |  | 0         |  |
| INCOME VALUE              |  |           |  |
| PREVIOUS YEAR MKT VALUE   |  | 401,985   |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B0034181   | NEW CONSTR  | 185,000 | 11/21/2003 |

| SALES DATA                |           |           |     |     |        |            |
|---------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number         | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 0878/0354                 | 4/09/1999 | WD        | U   | I   | 09     | 210,000    |
| GRANTOR: TACY NANCY L     |           |           |     |     |        |            |
| GRANTEE: TACY MEDICAL INC |           |           |     |     |        |            |
| 0427/0490                 | 7/01/1984 | WD        | Q   | V   |        | 14,600     |
| GRANTOR:                  |           |           |     |     |        |            |
| GRANTEE:                  |           |           |     |     |        |            |

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

| BUILDING DIMENSIONS                                                                                                                                              |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| CAN=[YR=2004] W4 D19 L17 W4 BAS=[YR=2004] N7 W64 S64 CAN 2004= S7 E64 N7 W43 BAS=[YR=2004] N8 W18 S8 E18\$ W21\$ E3 N8 E18 S8 E43 N57\$ S12 E7 R17 U19 E1 N12\$. |  |  |  |  |  |  |  |  |  |  |  |  |  |  |