PT OF SEC 19-2N-25E &
SEC 30-2N-25E IN OR 2490/1872

TACY MEDICAL INC
2386 SHANNON RD
FERNANDINA BEACH, FL 32034

2024

19-2N-25-0000-0144-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	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

US HWY 1, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	528,905
TOTAL MARKET VALUE	528,905
SOH/AGL Deduction	0
ASSESSED VALUE	528,905
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	528,905
TOTAL JUST VALUE	528,905
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	528,905

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2490/1872	8/23/2021	WD	Q	V	01	574,800

GRANTOR: MAIN LINE TIMBER LLC

GRANTEE: TACY MEDICAL INC

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	001000	C	COMMERCIAL	0		INTNS	0.00	0.00	203,425.00	SF		1.00	1.00	0.65	4.00	2.60	528,905							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 4.67 Total Land Value: 528,905 Market: 0 Agricultural: 0 Common: 528,905 PRINTED 08/06/2024 BY SYS