E1/2 OF LOT 6
PT OR 878/354
AMELIA ISLAND INDUSTRIAL PARK

TACY MEDICAL INC
2386 SHANNON RD
FERNANDINA BEACH, FL 32034

2025

00-00-31-1015-0006-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	10	STEEL FRME 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	05	STEEL 100
Story Height		15 100
RMS		5 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03

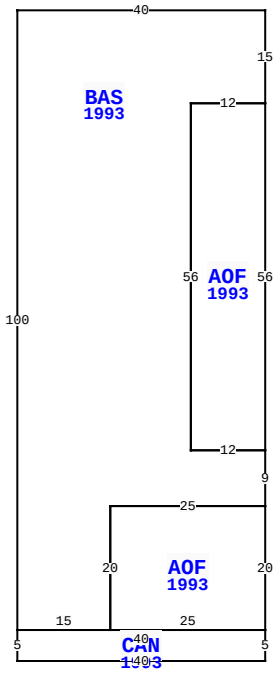
DOR CODE	4800	WAREHOUSE-STORAGE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1070.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	500	185	1993	925	16,988
AOF	672	185	1993	1,243	22,828
BAS	2,828	100	1993	2,828	51,936
CAN	200	30	1993	60	1,102
TOTALS	4,200			5,056	92,854

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4807	06	5,056	80.2944	36.73	185,707	1980	1980	0	0	0	50.00	50.00

1 PREFAB MTL - 0% - 0 Heated Area: 4000 HX Base Yr



2386 SHANNON RD, FERNANDINA BEACH

BLD DATE	04/05/2019	KK	LGL DATE	
XF DATE	04/05/2019	KK	LAND DATE	04/23/2025 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	92,854
TOTAL MARKET OB/XF VALUE	5,597
TOTAL LAND VALUE - MARKET	189,450
TOTAL MARKET VALUE	287,901
SOH/AGL Deduction	0
ASSESSED VALUE	287,901
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	287,901
TOTAL JUST VALUE	287,901
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	287,967

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B041366	XFOB	1,000	07/27/2004
B041227	ADDITION	12,000	07/02/2004

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						
0373/0319	11/01/1982	WD	Q	I		73,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S100 CAN=[YR=1993] S5 E40 N5 AOF=[YR=1993] N20 W25 S20 E25 $ W40 $ E15 N20 E25 N9 AOF=[YR=1993] N56 W12 S56 E12 $ W12 N56 E12 N15 $.

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
1	0812	CONCRETE C	0	0	0	0	1,574.00	SF	4.00	4.00	100	2004	2004	3	83	5,226	
2	6001	ROLLUP DR	0	0	0	0	3.00	UT	400.00	400.00	100	1980	1980	3	20	240	
3	0810	CONCRETE A	0	0	7	3	21.00	SF	6.50	6.50	100	1980	1980	3	30	41	
4	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	1980	1980	3	20	90	

LAND DESCRIPTION

TOTAL OB/XF 5,597

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	004800	C	WAREHOUSE	0	0006	I-1	84.00	150.00	12,630.00	SF		1.00	1.00	1.00	15.00	15.00	189,450							

REVIEW DATE 04/05/2019 BY KK Total Acres: 0.00 Total Land Value: 189,450 Market: 0 Agricultural: 0 Common: 189,450 PRINTED 07/30/2025 BY SYS