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

TACY MEDICAL INC
2386 SHANNON RD
FERNANDINA BEACH, FL 32034

2025

00-00-31-1015-0006-0020

NASSAU COUNTY PROPERTY

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	OO	OWNER OCC 100
Quality	03	Quality Level 03

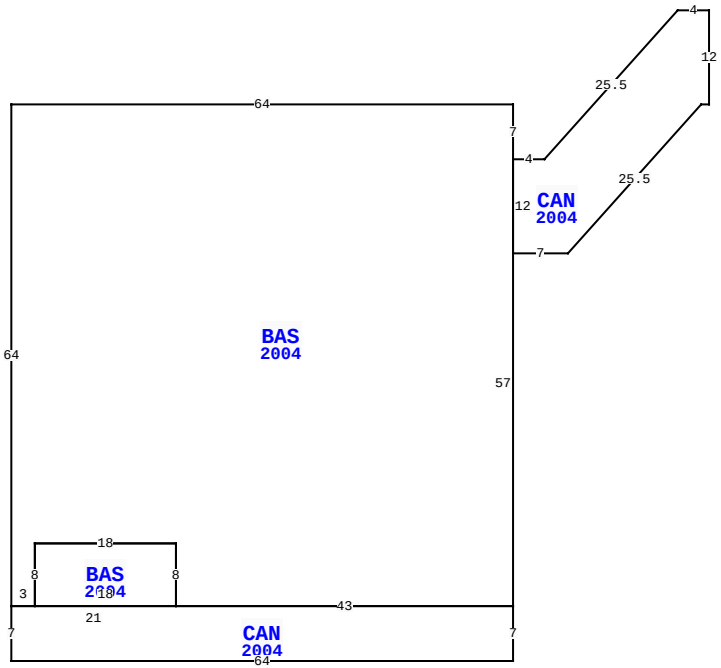
DOR CODE	4800	WAREHOUSE-STORAGE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1070.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	144	100	2004	144	5,656
BAS	3,952	100	2004	3,952	155,226
CAN	357	30	2004	107	4,203
CAN	448	30	2004	134	5,263
TOTALS	4,901			4,337	170,347

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	23.00	77.00

1 STOR WAREH – 0% - 0 Heated Area: 4096 HX Base Yr



2376 SHANNON RD, FERNANDINA BEACH

BLD DATE	04/05/2019	KK	LGL DATE		
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	170,347
TOTAL MARKET OB/XF VALUE	18,963
TOTAL LAND VALUE - MARKET	196,050
TOTAL MARKET VALUE	385,360
SOH/AGL Deduction	0
ASSESSED VALUE	385,360
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	385,360
TOTAL JUST VALUE	385,360
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	390,177

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$.

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	4,361.00	SF	4.00	4.00	100	2004	2004	3	83	14,479	
2	0422	CL FNC 4'	0	0	0	0	301.00	LF	15.00	15.00	100	2004	2004	3	61	2,754	
3	6001	ROLLUP DR	0	0	0	0	2.00	UT	400.00	400.00	100	2004	2004	3	21	168	
4	0446	BOX FNC 6'	0	0	0	0	87.00	LF	26.00	26.00	100	2004	2004	3	21	475	
5	0402	CONC BUMPE	0	0	0	0	4.00	UT	25.00	25.00	100	2004	2004	3	87	87	
6	0424	CL FNC 6'	0	0	0	0	37.00	LF	20.00	20.00	100	2004	2004	3	61	451	
7	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100	2004	2004	3	61	549	

LAND DESCRIPTION

TOTAL OB/XF 18,963

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	89.00	155.00	13,070.00	SF		1.00	1.00	1.00	15.00	15.00	196,050							

REVIEW DATE 04/05/2019 BY KK Total Acres: 0.00 Total Land Value: 196,050 Market: 0 Agricultural: 0 Common: 196,050 PRINTED 07/30/2025 BY SYS