PT LOT 2,LOTS 7,8 & PT LOT 9
IN OR 2272/558 &
VACATED R/W IN OR 1994/280

2018 FINISH LINE LLC
2380 JAMESTOWN RD
FERNANDINA BEACH, FL 32034

2025

00-00-31-1015-0009-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
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		6 100
Frame	05	STEEL 100
Story Height		16 100
RMS		5 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

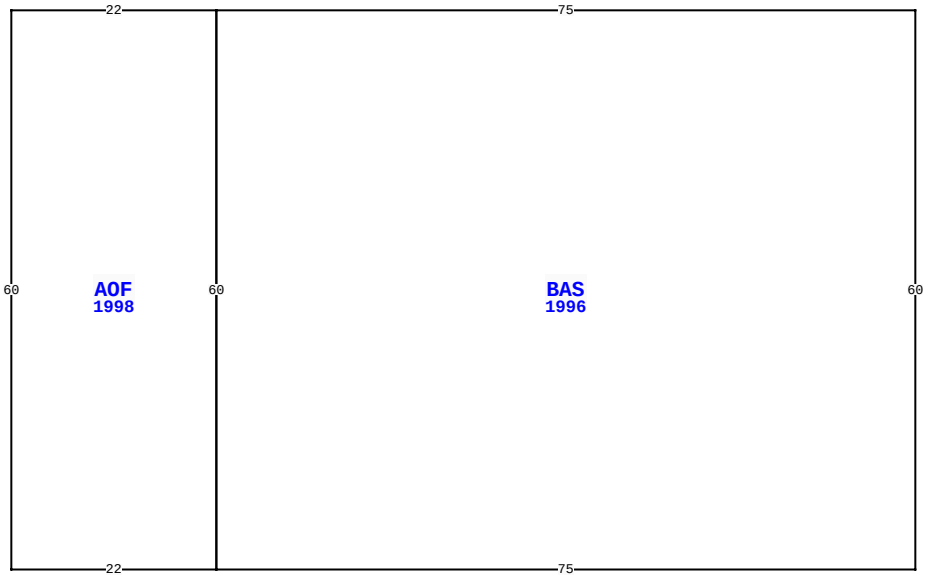
DOR CODE	4800	WAREHOUSE-STORAGE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1070.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,320	185	1998	2,442	60,254
BAS	4,500	100	1996	4,500	111,033
TOTALS	5,820			6,942	171,287

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2803	06	6,942	86.7630	37.96	263,518	1996	1996	0	0	0	35.00	65.00

1 AIR HANGAR – 0% - 0 Heated Area: 5820 HX Base Yr



BLD DATE	01/07/2019	KK	LGL DATE		
XF DATE	01/07/2019	KK	LAND DATE	04/23/2025	DC
INC DATE			AG DATE		

2374 SHANNON RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	834,317
TOTAL MARKET OB/XF VALUE	112,042
TOTAL LAND VALUE - MARKET	654,705
TOTAL MARKET VALUE	1,601,064
SOH/AGL Deduction	0
ASSESSED VALUE	1,601,064
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,601,064
TOTAL JUST VALUE	1,601,064
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,530,945

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20182715	FIRE SPRINKLER SY	34,000	08/03/2018
20182016	NEW CONSTR	1,357,200	06/13/2018
B003103	REMODEL	24,000	05/31/2000
B983565	ADDITION	8,000	04/15/1998
B9610114	XFOB	900	10/31/1996
B9610011	NEW CONSTR	85,500	09/03/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2272/0558	4/30/2019	WD	U	I	11	100
GRANTOR: RIDDELL WILLIAM G JR						
GRANTEE: 2018 FINISH LINE LL						
1855/0469	5/02/2013	WD	Q	I	05	795,000
GRANTOR: O'CONNER JAMES PRATT						
GRANTEE: RIDDELL WILLIAM G J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W75 AOF=[YR=1998] W22 S60 E22 N60 $ S60 E75 N60 $.

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	12,454.00	SF	4.00	4.00	100	1996	1996	3	70	34,871	
2	0812	CONCRETE C	0	0	20	6	120.00	SF	4.00	4.00	100	1998	1998	3	73	350	
3	0424	CL FNC 6'	0	0	0	0	60.00	LF	20.00	20.00	100	1996	1996	3	36	432	
4	0424	CL FNC 6'	0	0	0	0	286.00	LF	20.00	20.00	100	1996	1996	3	36	2,059	
5	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	1996	1996	3	39	176	
6	0966	FIRE SPRNK	0	0	0	0	14,400.00	SF	3.00	3.00	100	2018	2018	3	97	41,904	
7	6001	ROLLUP DR	0	0	0	0	6.00	UT	400.00	400.00	100	2018	2018	3	78	1,872	
8	0803	ASPHALT C	0	0	0	0	9,679.00	SF	2.00	2.00	100	2018	2018	3	80	15,486	
9	0400	CONC CURB	0	0	0	0	257.00	LF	15.00	15.00	100	2018	2018	3	98	3,778	
10	0402	CONC BUMPE	0	0	0	0	1.00	UT	25.00	25.00	100	2018	2018	3	98	25	

TOTAL OB/XF 100,953

LAND DESCRIPTION

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	0.00	0.00	72,745.00	SF		1.00	1.00	0.60	15.00	9.00	654,705							

REVIEW DATE 01/07/2019 BY KK Total Acres: 0.00 Total Land Value: 654,705 Market: 0 Agricultural: 0 Common: 654,705 PRINTED 07/30/2025 BY SYS

PT LOT 2,LOTS 7,8 & PT LOT 9
IN OR 2272/558 &
VACATED R/W IN OR 1994/280

2018 FINISH LINE LLC
2380 JAMESTOWN RD
FERNANDINA BEACH, FL 32034

2025

00-00-31-1015-0009-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	09	RIDGE 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		18 100
Frame	05	STEEL 100
Story Height		27 100
RMS		6 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

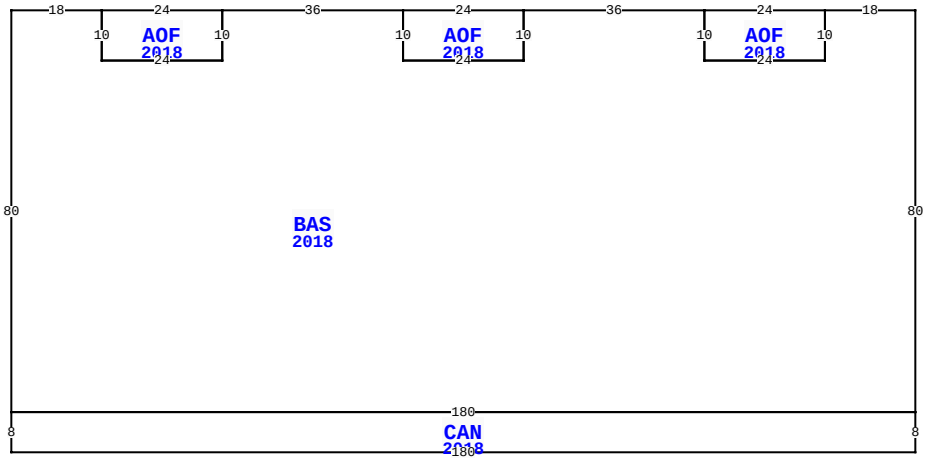
DOR CODE 4800 WAREHOUSE-STORAGE
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1070.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	240	185	2018	444	19,062
AOF	240	185	2018	444	19,062
AOF	240	185	2018	444	19,062
BAS	13,680	100	2018	13,680	587,299
CAN	1,440	30	2018	432	18,546
TOTALS	15,840			15,444	663,030

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4807	06	15,444	120.2995	55.04	850,038	2018	2018	0	0	0	22.00	78.00

2 PREFAB MTL - 0% - 0 Heated Area: 14400 HX Base Yr



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2374 SHANNON RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 2 of 2 2

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TOTAL JUST VALUE	1,601,064
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,530,945

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: RIDDELL WILLIAM G JR						
GRANTEE: 2018 FINISH LINE LL						
1855/0469	5/02/2013	WD	Q	I	05	795,000
GRANTOR: O'CONNER JAMES PRATT						
GRANTEE: RIDDELL WILLIAM G J						

BUILDING NOTES

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
11	0812	CONCRETE C	0	0	0	0	2,156.00	SF	4.00	4.00	100	2018	2018	3	97	8,365	
12	0811	CONCRETE B	0	0	180	3	540.00	SF	5.20	5.20	100	2018	2018	3	97	2,724	

BUILDING DIMENSIONS

BAS=[YR=2018] W18 AOF=[YR=2018] W24 S10 E24 N10$ S10 W24 N10 W36 AOF=[YR=2018] W24 S10 E24 N10$ S10 W24 N10 W36 AOF=[YR=2018] W24 S10 E24 N10$ S10 W24 N10 W18 S80 CAN=[YR=2018] S8 E180 N8 W180$ E180 N80$.

LAND DESCRIPTION

TOTAL OB/XF 11,089

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

REVIEW DATE 01/07/2019 BY KK Total Acres: 0.00 Total Land Value: 654,705 Market: 0 Agricultural: 0 Common: 654,705 PRINTED 07/30/2025 BY SYS