

PT OF LOT 8
IN OR 2198/1997
FIRST COAST ESTATES PB 5/205

TWIGGS DONALD B MD L/E/
45335 BISMARCK RD
CALLAHAN, FL 32011

2023

00-00-31-127A-0008-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	08	DECORATIVE 80
Interior Wall	05	DRYWALL 20
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	16	100
Frame	02	WOOD FRAME 100
Story Height	9	100
RMS	18	100
Stories	1.	1. 100
Units	0	100
Occupancy	00	OWNER OCC 100
Quality	04	Quality Level 04
DOR CODE	1720	MEDICAL OFFICE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,033	100	3,033	345,227
CAN	48	30	14	1,593
TOTALS	3,081		3,047	346,821

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	OB/XF MKT VALUE	NOTES
1	0812	CONCRETE C	0	0	0	0		9,715.00	SF 4.00	100	1992	1992	3	66	25,648	
2	0811	CONCRETE B	0	0	0	0		835.00	SF 5.20	100	1992	1992	3	66	2,866	
3	0972	ST LGHT UN	0	0	0	0		1.00	UT 2,530.00	100	2000	2000	3	55	1,392	
4	0978	SECURTY LT	0	0	0	0		4.00	UT 450.00	100	1992	1992	3	32	576	

LAND DESCRIPTION			TOTAL OB/XF 30,482													
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	UNIT PRICE	ADJ UNIT PRICE
1	001901	C	MEDICAL OF	0	0003	C-1	175.00	152.00	26,600.00	SF		1.00	1.00	1.00	10.50	10.50

REVIEW DATE 06/17/2021 BY KK

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1721	04	3,047	105.9664	172.46	525,486	1992	1992	0	0	0 34.00	66.00
1 MDL OFFICE - 0% - 0 Heated Area: 3033 HX Base Yr											
1888 S 14TH ST, FERNANDINA BEACH											
BLD DATE	06/17/2021	KK	LGL DATE	06/17/2021	KK	06/17/2021 KK					
XF DATE	06/17/2021	KK	LAND DATE								
INC DATE			AG DATE								

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	OB/XF MKT VALUE	NOTES
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Total Acres: 0.00 Total Land Value: 279,300 Market: 0 Agricultural: 0 Common: 279,300

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				346,821	
TOTAL MARKET OB/XF VALUE				30,482	
TOTAL LAND VALUE - MARKET				279,300	
TOTAL MARKET VALUE				656,603	
SOH/AGL Deduction				139,058	
ASSESSED VALUE				517,545	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				517,545	
TOTAL JUST VALUE				656,603	
NCON VALUE				0	
INCOME VALUE				10,589,148	
PREVIOUS YEAR MKT VALUE				548,097	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111747	REPAIR/RRF	10,590	09/30/2011
20111637	SIGN	203	09/19/2011
20110449	SIGN	2,990	03/30/2011
20052689	SIGN	550	09/21/2005
6771	NEW CONSTR	144,600	10/11/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2198/1997	5/22/2018	WD U	I	I	11	100
GRANTOR: TWIGGS DONALD B MD						
GRANTEE: TWIGGS DONALD B MD						
0936/1776	6/19/2000	WD Q	I	I		365,000
GRANTOR: ST VINCENTS AMBULATOR						
GRANTEE: TWIGGS DONALD B MD						

BUILDING NOTES						

BUILDING DIMENSIONS						
BAS=[YR=1993] W55 S43 CAN=[YR=1993] S6 E8 N6 W8 \$ E8 S12 E55 N13 W8 N42 \$.						

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