



| 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        | 447,781              |
| CAN       | 48               | 30          | 14           | 2,067                |
| TOTALS    | 3,081            |             | 3,047        | 449,847              |

| 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 | 64     | 24,870          |       |
| 2   | 0811       | CONCRETE B  | 0       | 0 | 0 | 0     |    | 835.00   | SF 5.20        | 100       | 1992    | 1992        | 3 | 64     | 2,779           |       |
| 3   | 0972       | ST LGHT UN  | 0       | 0 | 0 | 0     |    | 1.00     | UT 2,530.00    | 100       | 2000    | 2000        | 3 | 52     | 1,316           |       |
| 4   | 0978       | SECURTY LT  | 0       | 0 | 0 | 0     |    | 4.00     | UT 450.00      | 100       | 1992    | 1992        | 3 | 30     | 540             |       |

| LAND DESCRIPTION |          |     | TOTAL OB/XF 29,505   |     |      |          |        |        |             |           |     |           |        |         |            |                |
|------------------|----------|-----|----------------------|-----|------|----------|--------|--------|-------------|-----------|-----|-----------|--------|---------|------------|----------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT  | DEPTH  | TOT LND UTS | UNIT TYPE | D T | DPHT 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          |

| MARKET ADJUSTMENTS                                    |            |           |             |                |                |         |            |      |      |         |        |
|-------------------------------------------------------|------------|-----------|-------------|----------------|----------------|---------|------------|------|------|---------|--------|
| 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    | 171.67         | 523,078        | 1992    | 2005       | 0    | 0    | 0 14.00 | 86.00  |
| 1 MDL OFFICE - 0% - 2024 Heated Area: 3033 HX Base Yr |            |           |             |                |                |         |            |      |      |         |        |
|                                                       |            |           |             |                |                |         |            |      |      |         |        |
| 1888 S 14TH ST, FERNANDINA BEACH                      |            |           |             |                |                |         |            |      |      |         |        |
| BLD DATE                                              | 06/17/2021 | KK        | LGL DATE    | 06/17/2021     | KK             | AG DATE | 06/17/2021 | KK   |      |         |        |
| XF DATE                                               | 06/17/2021 | KK        | LAND DATE   |                |                |         |            |      |      |         |        |
| INC DATE                                              |            |           |             |                |                |         |            |      |      |         |        |

| NASSAU COUNTY PROPERTY    |  |              |  | PAGE 1 of 1 | 2 |
|---------------------------|--|--------------|--|-------------|---|
| VALUATION SUMMARY         |  |              |  | STANDARD    |   |
| VALUATION BY              |  | Tax Group: 2 |  | Tax Dist:   |   |
| BUILDING MARKET VALUE     |  |              |  | 449,847     |   |
| TOTAL MARKET OB/XF VALUE  |  |              |  | 29,505      |   |
| TOTAL LAND VALUE - MARKET |  |              |  | 279,300     |   |
| TOTAL MARKET VALUE        |  |              |  | 758,652     |   |
| SOH/AGL Deduction         |  |              |  | 0           |   |
| ASSESSED VALUE            |  |              |  | 758,652     |   |
| TOTAL EXEMPTION VALUE     |  |              |  | 0           |   |
| BASE TAXABLE VALUE        |  |              |  | 758,652     |   |
| TOTAL JUST VALUE          |  |              |  | 758,652     |   |
| NCON VALUE                |  |              |  | 0           |   |
| INCOME VALUE              |  |              |  | 765,125     |   |
| PREVIOUS YEAR MKT VALUE   |  |              |  | 656,603     |   |

| 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 |
| 2664/920                       | 8/31/2023 | SW        | Q   | I   | 01     | 925,000    |
| GRANTOR: TWIGGS DONALD B MD L/ |           |           |     |     |        |            |
| GRANTEE: RADAKAR LLC           |           |           |     |     |        |            |
| 2198/1997                      | 5/22/2018 | WD        | U   | I   | 11     | 100        |
| GRANTOR: TWIGGS DONALD B MD    |           |           |     |     |        |            |
| 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 \$ . |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |