PT OF LOT 8
IN OR 2664/920
FIRST COAST ESTATES PB 5/205

RADAKAR LLC/
11512 LAKE MEAD AVENUE 534
JACKSONVILLE, FL 32256

**2025**

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

## NASSAU COUNTY PROPERTY



## 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 | OO | OWNER OCC 100 |
| Quality | 04 | Quality Level 04 |

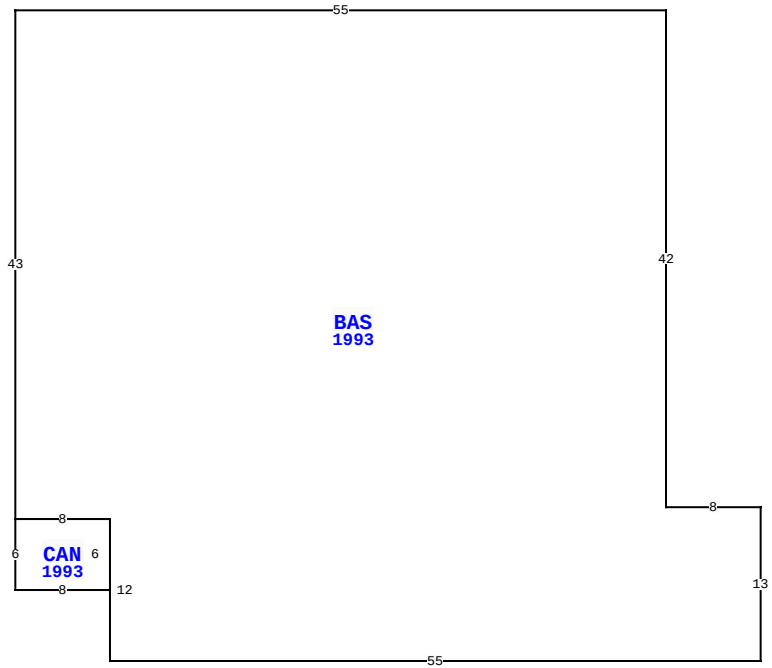
DOR CODE 1720 MEDICAL OFFICE
MAP NUM
MKT AREA 01
NEIGHBORHOOD/LOC 2004.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 3,033 | 100 | 1993 | 3,033 | 436,679 |
| CAN | 48 | 30 | 1993 | 14 | 2,016 |
| TOTALS | 3,081 | | | 3,047 | 438,695 |

## 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 | 171.40 | 522,256 | 1992 | 2005 | 0 | 0 | 0 | 16.00 | 84.00 |

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 | |
| XF DATE | | LAND DATE | 04/17/2025 DC |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 438,695 |
| TOTAL MARKET OB/XF VALUE | 28,521 |
| TOTAL LAND VALUE - MARKET | 332,500 |
| TOTAL MARKET VALUE | 799,716 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 799,716 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 799,716 |
| TOTAL JUST VALUE | 799,716 |
| NCON VALUE | 0 |
| INCOME VALUE | 765,125 |
| PREVIOUS YEAR MKT VALUE | 758,652 |

| 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 $ .

## 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 | 9,715.00 | SF | 4.00 | 4.00 | 100 | 1992 | 1992 | 3 | 62 | 24,093 | |
| 2 | 0811 | CONCRETE B | 0 | 0 | 0 | 0 | 835.00 | SF | 5.20 | 5.20 | 100 | 1992 | 1992 | 3 | 62 | 2,692 | |
| 3 | 0972 | ST LGHT UN | 0 | 0 | 0 | 0 | 1.00 | UT | 2,530.00 | 2,530.00 | 100 | 2000 | 2000 | 3 | 48 | 1,214 | |
| 4 | 0978 | SECURTY LT | 0 | 0 | 0 | 0 | 4.00 | UT | 450.00 | 450.00 | 100 | 1992 | 1992 | 3 | 29 | 522 | |

## LAND DESCRIPTION

TOTAL OB/XF 28,521

| 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 | 001901 | C | MEDICAL OF | 0 | 0003 | C-1 | 175.00 | 152.00 | 26,600.00 | SF | | 1.00 | 1.00 | 1.00 | 12.50 | 12.50 | 332,500 | | | | | | | |

REVIEW DATE 06/17/2021 BY KK Total Acres: 0.61 Total Land Value: 332,500 Market: 0 Agricultural: 0 Common: 332,500 PRINTED 07/30/2025 BY SYS