

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

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

2026

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
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NEIGHBORHOOD/LOC	2004.00
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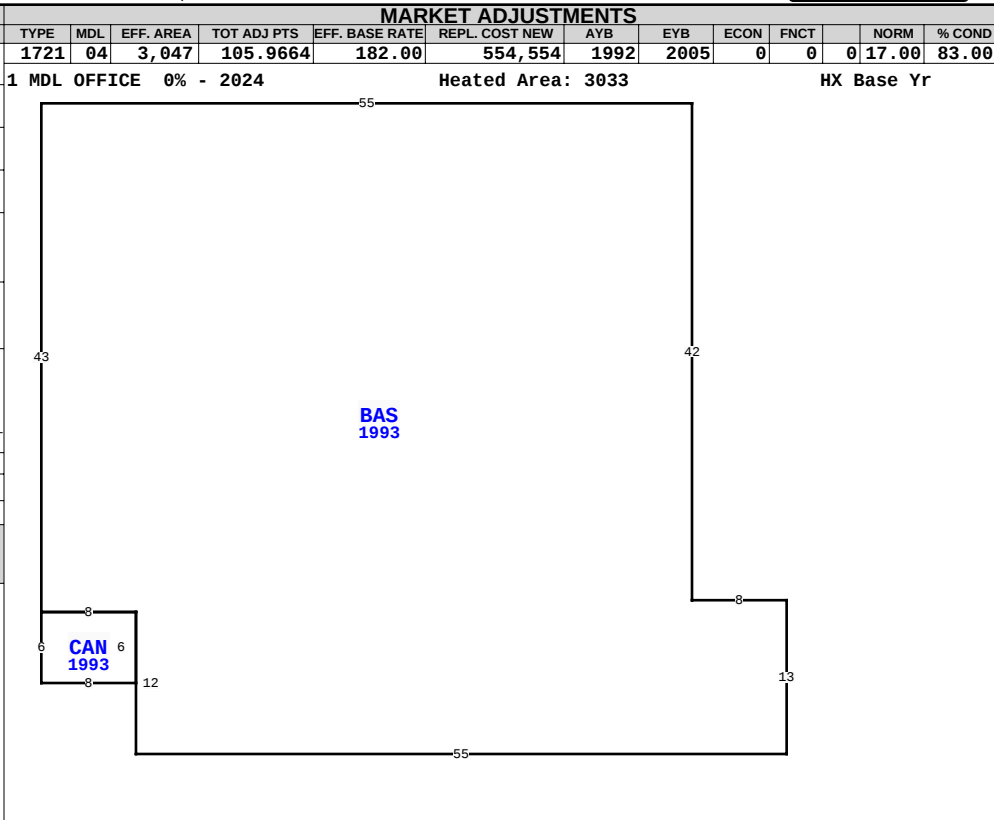
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,033	100	1993	3,033	458,165
CAN	48	30	1993	14	2,115

TOTALS	3,081			3,047	460,280
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	0	0	0	9,715.00	SF	4.00
2	0811	CONCRETE B	0	0	0	0	835.00	SF	5.20
3	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00
4	0978	SECURTY LT	0	0	0	0	4.00	UT	450.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001901	C	MEDICAL OF	0	0003	C-1	175.00	152.00	26,600.00

REVIEW DATE	06/02/2026	BY	TD
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1888 S 14TH ST, FERNANDINA BEACH	BLD DATE	LGL DATE	05/07/2026	DC
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	4.00	100	1992	1992	3	59.5	23,122	
2	0811	CONCRETE B	0	0	0	0	835.00	SF	5.20	5.20	100	1992	1992	3	59.5	2,583	
3	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	2000	2000	3	45	1,139	
4	0978	SECURTY LT	0	0	0	0	4.00	UT	450.00	450.00	100	1992	1992	3	28	504	

TOTAL OB/XF													27,348		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE			
03	C-1	175.00	152.00	26,600.00	SF		1.00	1.00	1.00	15.00	15.00	399,000			

Total Acres: 0.61	Total Land Value: 399,000	Market: 0	Agricultural: 0	Common: 399,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				460,280	
TOTAL MARKET OB/XF VALUE				27,348	
TOTAL LAND VALUE - MARKET				399,000	
TOTAL MARKET VALUE				886,628	
SOH/AGL Deduction				6,940	
ASSESSED VALUE				879,688	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				879,688	
TOTAL JUST VALUE				886,628	
NCON VALUE				0	
INCOME VALUE				765125	
PREVIOUS YEAR MKT VALUE				799,716	

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
2664/920	8/31/2023	SW	Q	I	01
GRANTOR: TWIGGS DONALD B MD L/					
GRANTEE: RADAKAR LLC					
2198/1997	5/22/2018	WD	U	I	11
GRANTOR: TWIGGS DONALD B MD					
GRANTEE: TWIGGS DONALD B MD					

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