

LOT 19
PT OR 2287/269
AMELIA CONCOURSE SUB PHASE 2

MURAKAMI FL LLC
853 BROADWAY FL 5
NEW YORK, NY 10003

2023

30-2N-28-0151-0019-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4067.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,940	100	1,940	193,440
FGR	440	55	242	24,131
FOP	54	30	16	1,596
FOP	110	30	33	3,291

TOTALS	2,544		2,231	222,456
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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	0811	CONCRETE B	0	0	0	0		652.00	SF	5.20				3,323	

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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,231	112.1610	101.23	225,844	2018	2018	0	0	0	1.50	98.50

1 SINGLE FAM - 0% - 0

Heated Area: 1940

HX Base Yr

The site map shows a property layout with several labeled areas and dimensions. The main area is labeled 'BAS 2018'. A smaller area is labeled 'FOP 2018'. Another area is labeled 'FGR 2018'. Dimensions are provided for various segments: 17, 15, 16, 11, 7, 5, 2, 14, 63, 36, 20, 5, 9, 11, 6, 6, 9, 8, 15, 11, 20, 22. The map shows a large rectangular area with a smaller rectangular area attached to the right side. The dimensions are provided for each segment of the boundary and internal divisions.

95201 SNAPDRAGON DR, FERNANDINA BEACH	BLD DATE 03/29/2023	NW	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		222,456	
TOTAL MARKET OB/XF VALUE		3,323	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		300,779	
SOH/AGL Deduction		0	
ASSESSED VALUE		300,779	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		300,779	
TOTAL JUST VALUE		300,779	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		278,502	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1808665	CO ISSUED	0	12/28/2018
B1808665	NEW CONSTR	251,389	08/24/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2521/0215	12/08/2021	SW	U	V	30	6,996,600	
GRANTOR: LAF JAX NC LLC							
GRANTEE: MURAKAMI FL LLC							
2287/0269	6/28/2019	SW	U	I	11	100	
GRANTOR: BRS BETTER NEIGHBORHO							
GRANTEE: LAF JAX NC LLC							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] W11 FOP=[YR=2018] W16 S7 E14 U2 R2 N5\$ S5 D2 L2 W14 N15 W17 S63 E15 N8 FOP=[YR=2018] E9 FGR=[YR=2018] S11 E20 N22 W20 S11\$ N6 W9 S6\$ N6 E9 N5 E20 N36\$.									