

LOT 24
PT OR 2287/269
AMELIA CONCOURSE SUB PHASE 2

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

2023

30-2N-28-0151-0024-0000



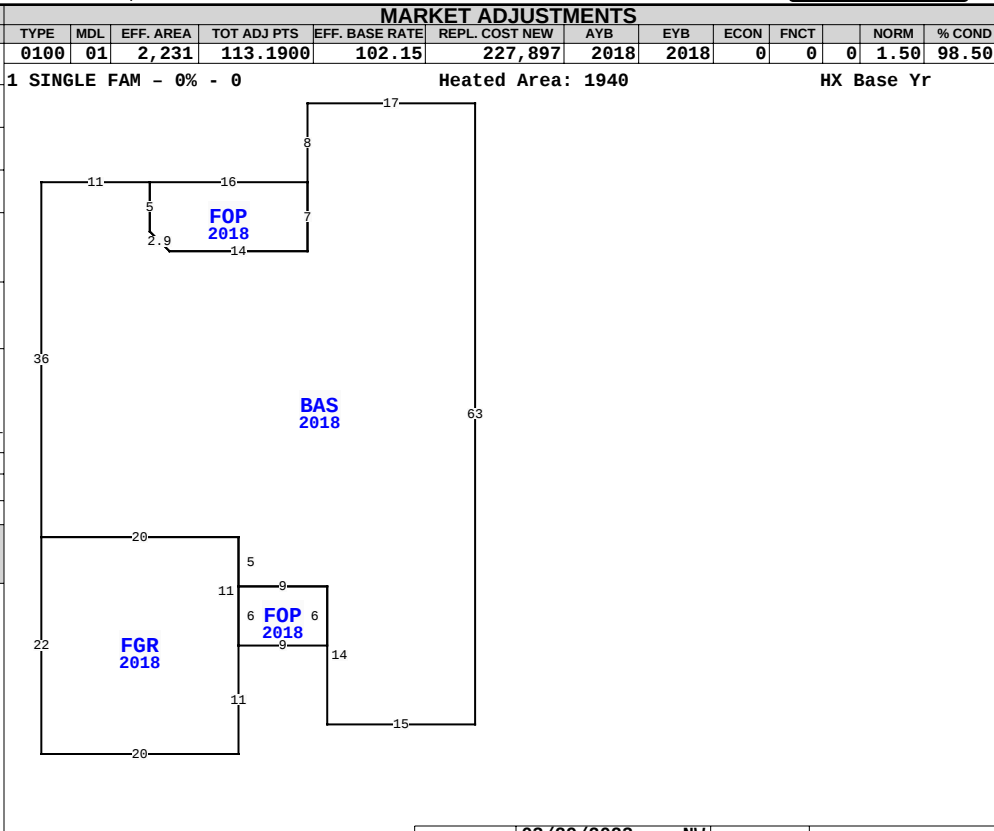
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	195,198
FGR	440	55	242	24,349
FOP	54	30	16	1,609
FOP	110	30	33	3,320
TOTALS	2,544		2,231	224,479

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	665.00	SF	5.20	5.20	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0			0.00	0.00	1.00



95183 SNAPDRAGON DR, FERNANDINA BEACH				BLD DATE		03/29/2023		NW		LGL DATE	
				XF DATE						LAND DATE	
				INC DATE						AG DATE	
UNITS		UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
665.00		SF	5.20	5.20	100	2018	2018	3	98	3,389	
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TOTAL OB/XF									
3,389									

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	224,479								
TOTAL MARKET OB/XF VALUE	3,389								
TOTAL LAND VALUE - MARKET	75,000								
TOTAL MARKET VALUE	302,868								
SOH/AGL Deduction	0								
ASSESSED VALUE	302,868								
TOTAL EXEMPTION VALUE	0								
BASE TAXABLE VALUE	302,868								
TOTAL JUST VALUE	302,868								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	280,479								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1808671	CO ISSUED	0	12/28/2018
B1808671	NEW CONSTR	254,356	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] W17 S8 FOP=[YR=2018] W16 S5 D2 R2 E14 N7S S7 W14 U2 L2 N5 W11 S36FGR=[YR=2018] S22 E20 N11 FOP=[YR=2018] E9 N6 W9 S6\$ N11 W20\$ E20 S5 E9 S14 E15 N63\$.									