

LOT 53
PT OR 2287/269
AMELIA CONCOURSE SUB PHASE 2

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

2023

30-2N-28-0151-0053-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
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	1,866	100	1,866	185,873
FGR	444	55	244	24,305
FOP	53	30	16	1,594
FOP	120	30	36	3,586
TOTALS	2,483		2,162	215,357

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	0	0	665.00	SF	5.20	5.20	100	2018

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

REVIEW DATE 01/17/2019 BY TW

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,162	112.1610	101.23	218,859	2018	2018	0	0	1.60	98.40
1 SINGLE FAM - 0% - 0 Heated Area: 1866 HX Base Yr											
95129 GLADIOLUS PL, FERNANDINA BEACH											
BLD DATE 03/29/2023 NW LGL DATE XF DATE INC DATE LAND DATE AG DATE											

TOTAL OB/XF											
3,389											

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3,389											

Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
STANDARD											
VALUATION BY											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE 215,357											
TOTAL MARKET OB/XF VALUE 3,389											
TOTAL LAND VALUE - MARKET 75,000											
TOTAL MARKET VALUE 293,746											
SOH/AGL Deduction 0											
ASSESSED VALUE 293,746											
TOTAL EXEMPTION VALUE 0											
BASE TAXABLE VALUE 293,746											
TOTAL JUST VALUE 293,746											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 271,779											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1808571	CO ISSUED	0	12/31/2018
B1808571	NEW CONSTR	246,239	08/22/2018

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] W15 FOP=[YR=2018] N10 W12 S10 E12\$ W35 S24											
FGR=[YR=2018] S27 E20 N21 W16 N6 W4\$ E4 S6 E16 S11 E11											
FOP=[YR=2018] S7 E9 N2 W2 N5 W7\$ E7 S5 E12 N46\$.											