

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

30-2N-28-0151-0119-0000



BUILDING CHARACTERISTICS

ELEMENTCD

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 Stories

02

WOOD FRAME 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

TOTALS

2,483

2,162

215,357

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

0

1.60

98.40

1 SINGLE FAM - 0% - 0

Heated Area: 1866

HX Base Yr

Area Diagram

FOP 2018

BAS 2018

FGR 2018

FOP 2018

EXTRA FEATURES

95324 SNAPDRAGON DR, FERNANDINA BEACH

BLD DATE

03/29/2023

NW

LGL DATE

XF DATE

LAND DATE

INC DATE

AG DATE

TABLE 1

TABLE 2

LAND DESCRIPTION

TOTAL OB/XF

3,389

TABLE 3

REVIEW DATE

01/17/2019

BY

TW

Total Acres: 0.00

Total Land Value: 75,000

Market: 0

Agricultural: 0

Common: 75,000

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

STANDARD

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

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

BUILDING DIMENSIONS

BAS=[YR=2018] W23 FOP=[YR=2018] N10 W12 S10 E12\$ W27 S46 E10 FOP=[YR=2018] S2 E9 N7 W7 S5 W2\$ E2 N5 E18 FGR=[YR=2018] S10 E20 N27 W4 S6 W16 S11\$ N11 E16 N6 E4 N24\$.