

LOT 142
PT OR 2287/269
AMELIA CONCOURSE SUB PHASE 2

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

2023

30-2N-28-0151-0142-0000



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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	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	1,767	100	1,767	191,184
FGR	400	55	220	23,803
FOP	42	30	13	1,406
FOP	108	30	32	3,462
TOTALS	2,317		2,032	219,856

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0811	CONCRETE B	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
			0 0	0 0	713.00	SF	5.20	5.20	100	2019	2019	3	99	3,671	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

REVIEW DATE	04/22/2019	BY	TW
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,032	121.2162	109.40	222,301	2019	2019	0	0	0	1.10	98.90	
1 SINGLE FAM - 0% - 0													
Heated Area: 1767													
HX Base Yr													

BLD DATE	03/29/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

85465 AMARYLLIS CT, FERNANDINA BEACH															
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TOTAL OB/XF													
3,671													

Total Acres: 0.00	Total Land Value: 75,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			219,856
TOTAL MARKET OB/XF VALUE			3,671
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			298,527
SOH/AGL Deduction			0
ASSESSED VALUE			298,527
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			298,527
TOTAL JUST VALUE			298,527
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			276,186

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1807588	CO ISSUED	0	01/25/2019
B1807588	NEW CONSTR	213,040	10/01/2018

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

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=2019] W12 FOP=[YR=2019] W14 S8 E11 R3 U3 N5\$ S5 D3 L3 W11 N16 W14 S63 E13 N8 FOP=[YR=2019] E7 FGR=[YR=2019] S11 E20 N20 W20 S9\$ N6 W7 S6\$ N6 E7 N3 E20 N38\$.		