LOT 16
PT OR 2287/269
AMELIA CONCOURSE SUB PHASE 2

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

2024

30-2N-28-0151-0016-0000

BUILDING CHARACTERISTICS

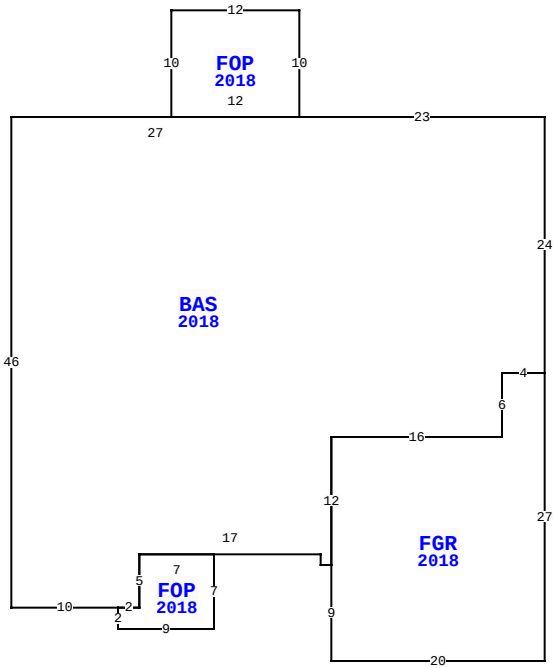
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
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	1,867	100	1,867	193,956
FGR	444	55	244	25,348
FOP	53	30	16	1,662
FOP	120	30	36	3,740
TOTALS	2,484		2,163	224,706

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,163	112.1610	106.55	230,468	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 0% - 0 Heated Area: 1867 HX Base Yr



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

95219 SNAPDRAGON DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	224,706
TOTAL MARKET OB/XF VALUE	3,622
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	303,328
SOH/AGL Deduction	0
ASSESSED VALUE	303,328
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	303,328
TOTAL JUST VALUE	303,328
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	293,240

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1808465	CO ISSUED	0	12/11/2018
B1808465	NEW CONSTR	246,027	08/20/2018

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

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 E17 S1 E1
FGR=[YR=2018] S9 E20 N27 W4 S6 W16 S12$ N12 E16 N6 E4 N24$.

EXTRA FEATURES

LN	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	718.00	SF	5.20	5.20	100	2018	2018	3	97	3,622	

TOTAL OB/XF 3,622

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 01/15/2019 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS