

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

2024

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

010001

Exterior Wall
Roof Structur

3103

HARDIE BRD 100
GABLE/HIP 100

1 SINGLE FAM - 0% - 0

Roof Cover

03

COMP SHNGL 100

Heated Area: 1940

Interior Wall

05

DRYWALL 100

HX Base Yr

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

1,940

100

1,940

202,573

FGR

440

55

242

25,269

FOP

54

30

16

1,671

FOP

110

30

33

3,446

TOTALS

2,544

2,231

232,959

EXTRA FEATURES

95167 SNAPDRAGON DR, FERNANDINA BEACH

L N

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

761.00

SF

5.20

5.20

100

2018

2018

3

97

3,838

LAND DESCRIPTION

TOTAL OB/XF

3,838

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

01/16/2019

BY

TW

Total Acres: 0.00

Total Land Value: 75,000

Market: 0

Agricultural: 0

Common: 75,000

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MARKET ADJUSTMENTS

TYPEMDL

EFF. AREAEFF. BASE RATE

TOT ADJ PNTS

REPL. COST NEWAYB

EYBECONFNCT

% CONDNORM

010012.1610106.55237,71320182018002.0098.00

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUETotal Market Ob/Xf Value

232,9593,838

TOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKET

75,000311,797

TOTAL MARKET VALUESOI/AGL Deduction

00

ASSESSED VALUETOTAL EXEMPTION VALUE

311,7970

BASE TAXABLE VALUETOTAL JUST VALUE

311,797311,797

NCON VALUEINCOME VALUE

0PREVIOUS YEAR MKT VALUE

301,334

SALES DATA

OFF RECORD NumberDATE

TYPE INSTSW U V I

Q / V / RSNCDSALE PRICE

2521/021512/08/2021

SW U V 30

6,996,600

GRANTOR: LAF JAX NC LLC

GRANTEE: MURAKAMI FL LLC

2287/02696/28/2019

SW U I 11

100

GRANTOR: BRS BETTER NEIGHBORHO

GRANTEE: LAF JAX NC LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W17 S8 FOP=[YR=2018] W16 S5 D2 R2 E14 N7\$ S7 W14 U2 L2 N5 W11 S36 FGR=[YR=2018] S22 E20 N11 FOP=[YR=2018] E9 N6 W9 S6\$ N11 W20\$ E20 S5 E9 S14 E15 N63\$.