

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

2024

30-2N-28-0151-0047-0000



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

31HARDIE BRD 80

Exterior Wall

16WD FR STUC 20

Roof Structur

03GABLE/HIP 100

Roof Cover

03COMP SHNGL 100

Interior Wall

05DRYWALL 100

Interior Floo

14CARPET 70

Interior Floo

08SHT VINYL 30

Air Condition

03CENTRAL 100

Heating Type

04AIR DUCTED 100

Bedrooms

4100

Bathrooms

2100

Frame Stories

02WOOD FRAME 100

Units

00100

Occupancy

00NONE 100

Quality

04Quality Level 04

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA04

NEIGHBORHOOD/LOC

4067.100

TOTALS

2,4832,162225,523

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHFAC% COND TOT ADJUNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% CONDV

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE225,523

TOTAL MARKET OB/XF VALUE3,415

TOTAL LAND VALUE - MARKET75,000

TOTAL MARKET VALUE303,938

SOH/AGL Deduction0

ASSESSED VALUE303,938

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE303,938

TOTAL JUST VALUE303,938

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE293,807

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / V / IRSN CD SALE PRICE

2521/021512/08/2021SW U V 306,996,600

GRANTOR:LAF JAX NC LLC

GRANTEE:MURAKAMI FL LLC

2287/02696/28/2019SW U I 11100

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\$.

95151 GLADIOLUS PL, FERNANDINA BEACH

BLD DATEXF DATEINC DATE03/29/2023NWLAND DATEAG DATE

1 SINGLE FAM - 0% - 0 Heated Area: 1866 HX Base Yr

FOP 2018BAS 2018FGR 2018

REVIEW DATE01/17/2019BYTWTotal Acres: 0.00Total Land Value: 75,000Market: 0Agricultural: 0Common: 75,000PRINTED 08/06/2024 BY SYS