

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

30-2N-28-0151-0051-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

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

0100012,222111.1320105.58234,59920182018002.1097.90

Exterior Wall16WD FR STUC 20

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 70

Interior Floo08SHT VINYL 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3100

Bathrooms2100

Frame Stories Units00WOOD FRAME 100
00100
00100

Occupancy00NONE 100

Quality04Quality Level 04

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4067.100

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,9201001,920198,457

FGR4605525326,151

FOP5430161,654

FOP11030333,411

TOTALS2,5442,222229,672

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10811CONCRETE B0000665.00SF5.205.20100201820183973,354

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSDUNIT TYPED TDPPTH FACT% CONDTOT ADJUNIT PRICELAND VALUETOTAL OB/XF3,354OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR0RSF-20.000.001.00LT1.001.001.0075,000.0075,000.0075,000

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

MARKET ADJUSTMENTS

1 SINGLE FAM - 0% - 0Heated Area: 1920HX Base Yr

17

15

7

16

11

5

2

14

63

20

6

9

6

9

12

11

20

23

35

15

2018

2018

2018

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE229,672

TOTAL MARKET OB/XF VALUE3,354

TOTAL LAND VALUE - MARKET75,000

TOTAL MARKET VALUE308,026

SOH/AGL Deduction0

ASSESSED VALUE308,026

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE308,026

TOTAL JUST VALUE308,026

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE297,690

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / RSN CD SALE PRICE

2521/021512/08/2021SWUUV306,996,600

GRANTOR:LAF JAX NC LLC

GRANTEE:MURAKAMI FL LLC

2287/02696/28/2019SWUUI11100

GRANTOR:BRS BETTER NEIGHBORHO

GRANTEE:LAF JAX NC LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W11 FOP=[YR=2018] W16 S7 E14 U2 R2 N5\$ S5 D2 L2 W14 N15 W17 S63 E15 N8 FOP=[YR=2018] E9 FGR=[YR=2018] S11 E20 N23 W20 S12\$ N6 W9 S6\$ N6 E9 N6 E20 N35\$.