

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

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

2025

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	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	

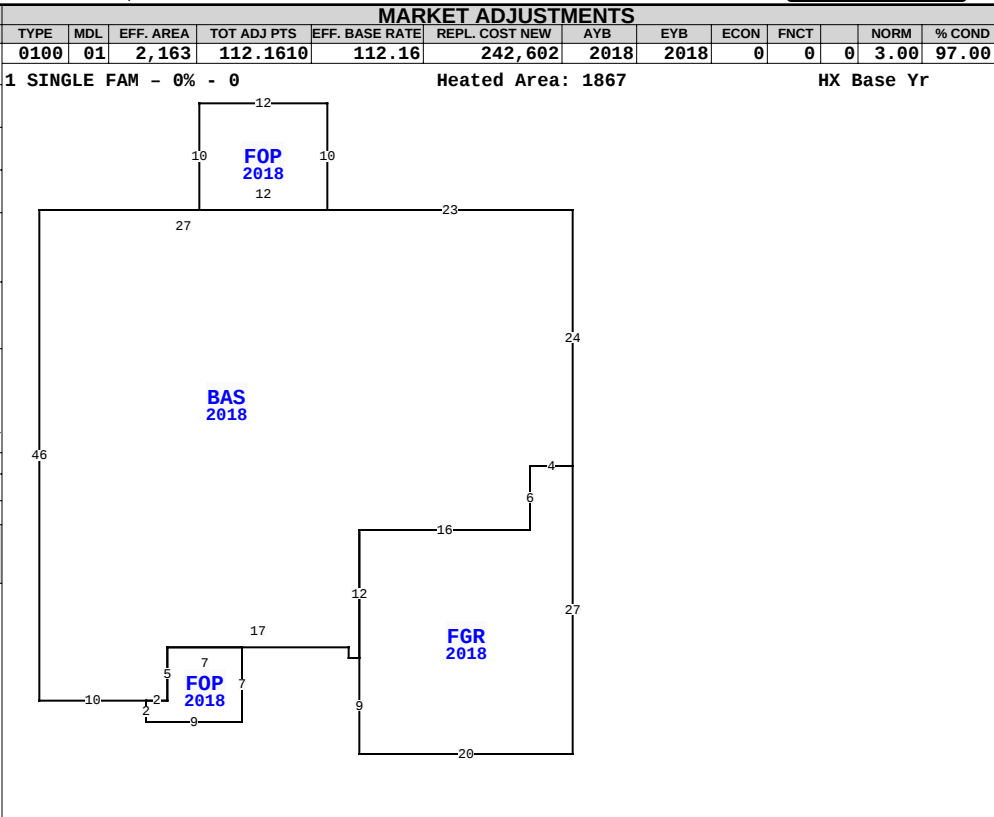
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,867	100	2018	1,867	203,121
FGR	444	55	2018	244	26,546
FOP	53	30	2018	16	1,741
FOP	120	30	2018	36	3,917

TOTALS	2,484			2,163	235,324
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0811	CONCRETE B	0	0	0	718.00	SF	5.20	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		RSF-2	0.00	0.00	1.00

REVIEW DATE	01/15/2019	BY	TW
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BLD DATE	03/29/2023	NW	LGL DATE	
XF DATE			LAND DATE	04/23/2025
INC DATE			AG DATE	MLU

TOTAL OB/XF									
3,622									

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3,622									

Total Acres: 0.00	Total Land Value: 85,000	Market: 0	Agricultural: 0	Common: 85,000
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	235,324		
TOTAL MARKET OB/XF VALUE	3,622		
TOTAL LAND VALUE - MARKET	85,000		
TOTAL MARKET VALUE	323,946		
SOH/AGL Deduction	0		
ASSESSED VALUE	323,946		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	323,946		
TOTAL JUST VALUE	323,946		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	303,328		

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
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									
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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\$.									