

LOT 17
PT OR 2287/269
AMELIA CONCOURSE SUB PHASE 2

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

2025

30-2N-28-0151-0017-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	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	1,940	100	2018	1,940	211,933
FGR	440	55	2018	242	26,437
FOP	54	30	2018	16	1,748
FOP	110	30	2018	33	3,605
TOTALS	2,544			2,231	243,723

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	0	0	674.00	SF	5.20	5.20	
2	0476	VF 6 SBPL	0	0	88	0	88.00	LF	32.00	32.00	
3	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	

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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,231	112.1610	112.16	250,229	2018	2018	0	0	0	2.60	97.40	
1 SINGLE FAM - 0% - 0 Heated Area: 1940 HX Base Yr													
BLD DATE 03/29/2023 NW LGL DATE 04/23/2025 MLU													
XF DATE INC DATE													

TOTAL OB/XF													
6,391													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		243,723	
TOTAL MARKET OB/XF VALUE		6,391	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		335,114	
SOH/AGL Deduction		0	
ASSESSED VALUE		335,114	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		335,114	
TOTAL JUST VALUE		335,114	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		314,175	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1808234	CO ISSUED	0	12/05/2018
B1808234	NEW CONSTR	254,426	08/13/2018

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											
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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 N22 W20 S11\$ N6 W9 S6\$ N6 E9 N5 E20 N36\$.											