

LOT 19
PT OR 2287/269
AMELIA CONCOURSE SUB PHASE 2

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

2025

30-2N-28-0151-0019-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 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	1,940	100	2018	1,940	212,150
FGR	440	55	2018	242	26,464
FOP	54	30	2018	16	1,750
FOP	110	30	2018	33	3,608
TOTALS	2,544			2,231	243,973

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	652.00	SF	5.20	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

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	2.50	97.50	
1 SINGLE FAM - 0% - 0 Heated Area: 1940 HX Base Yr												
95201 SNAPDRAGON DR, FERNANDINA BEACH												
BLD DATE 03/29/2023 NW LGL DATE 04/23/2025 MLU												

TOTAL OB/XF												
3,289												

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3,289												

Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		243,973	
TOTAL MARKET OB/XF VALUE		3,289	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		332,262	
SOH/AGL Deduction		0	
ASSESSED VALUE		332,262	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		332,262	
TOTAL JUST VALUE		332,262	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		311,248	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1808665	CO ISSUED	0	12/28/2018
B1808665	NEW CONSTR	251,389	08/24/2018

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] 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\$.									

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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\$.									

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