LOT 58
PT OR 2287/269
AMELIA CONCOURSE SUB PHASE 2

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

2025

30-2N-28-0151-0058-0000

BUILDING CHARACTERISTICS

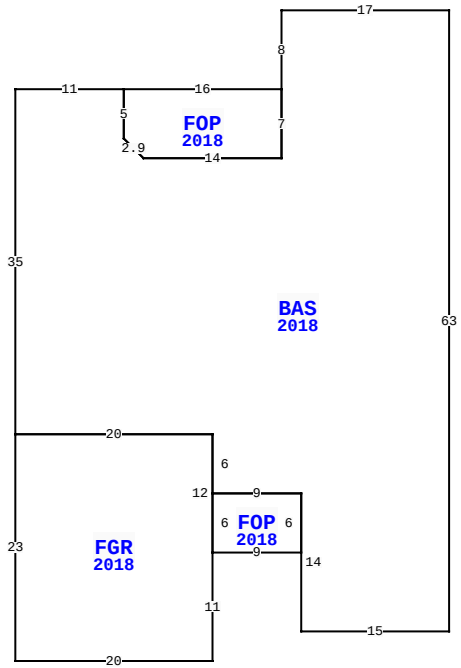
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		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	1,920	100	2018	1,920	211,675
FGR	460	55	2018	253	27,892
FOP	54	30	2018	16	1,764
FOP	110	30	2018	33	3,638
TOTALS	2,544			2,222	244,969

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,222	113.1900	113.19	251,508	2018	2018	0	0	0	2.60	97.40

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



BLD DATE	03/29/2023	NW	LGL DATE	
XF DATE			LAND DATE	04/23/2025 MLU
INC DATE			AG DATE	

95109 GLADIOLUS PL, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	244,969
TOTAL MARKET OB/XF VALUE	3,354
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	333,323
SOH/AGL Deduction	0
ASSESSED VALUE	333,323
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	333,323
TOTAL JUST VALUE	333,323
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	312,268

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1808736	CO ISSUED	0	12/28/2018
B1808736	NEW CONSTR	254,356	08/27/2018

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

BUILDING DIMENSIONS

BAS=[YR=2018] W17 S8 FOP=[YR=2018] W16 S5 D2 R2 E14 N7$ S7 W14 U2 L2 N5 W11 S35 FGR=[YR=2018] S23 E20 N11
FOP=[YR=2018] E9 N6 W9 S6$ N12 W20$ E20 S6 E9 S14 E15 N63$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	0	0	0	665.00	SF	5.20	5.20	100	2018	2018	3	97	3,354	

LAND DESCRIPTION

TOTAL OB/XF 3,354

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 01/17/2019 BY TW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS