LOT 43
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

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

**2026**

**30-2N-28-0151-0043-0000**

## 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 | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

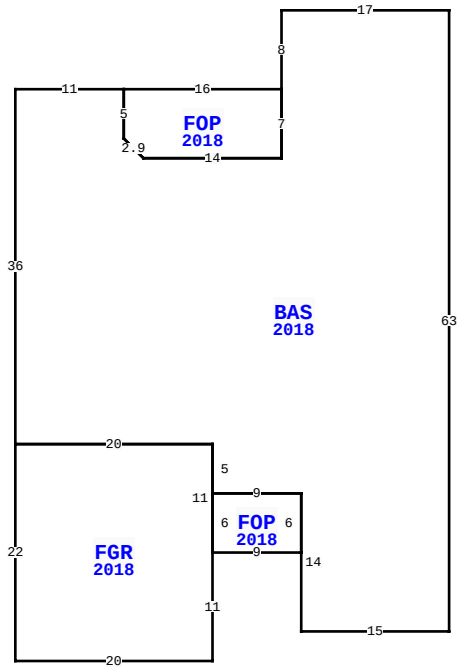
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.100

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,940 | 100 | 2018 | 1,940 | 221,620 |
| FGR | 440 | 55 | 2018 | 242 | 27,645 |
| FOP | 54 | 30 | 2018 | 16 | 1,827 |
| FOP | 110 | 30 | 2018 | 33 | 3,769 |
| TOTALS | 2,544 | | | 2,231 | 254,863 |

## 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 | 117.77 | 262,745 | 2018 | 2018 | 0 | 0 | 0 | 3.00 | 97.00 |

1 SINGLE FAM 0% - 0 Heated Area: 1940 HX Base Yr




95150 GLADIOLUS PL, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 254,863 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 85,000 |
| TOTAL MARKET VALUE | 339,863 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 339,863 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 339,863 |
| TOTAL JUST VALUE | 339,863 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 332,408 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1808735 | CO ISSUED | 0 | 12/17/2018 |
| 18008735 | NEW CONSTR | 254,426 | 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 R2 D2 E14 N7$ S7 W14 U2 L2 N5 W11 S36 FGR=[YR=2018] S22 E20 N11
FOP=[YR=2018] E9 N6 W9 S6$ N11 W20$ E20 S5 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS