LOT 53
PT OR 2287/269
AMELIA CONCOURSE SUB PHASE 2

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

2026

30-2N-28-0151-0053-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
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

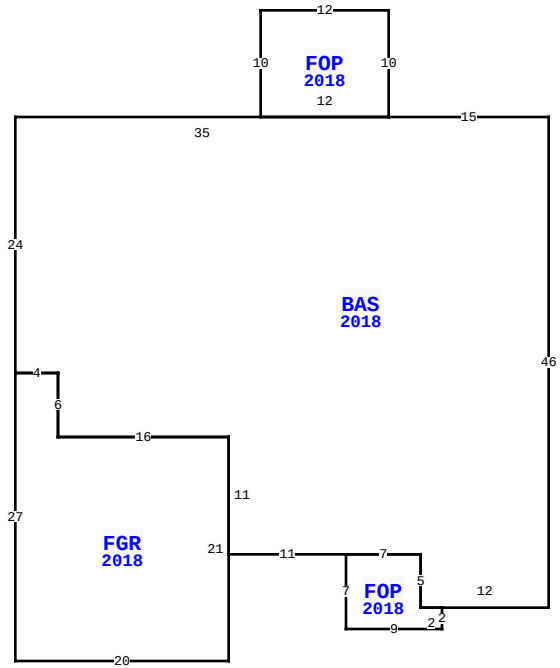
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,866	100	2018	1,866	212,946
FGR	444	55	2018	244	27,845
FOP	53	30	2018	16	1,826
FOP	120	30	2018	36	4,109
TOTALS	2,483			2,162	246,726

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,162	112.1610	117.77	254,619	2018	2018	0	0	0	3.10	96.90

1 SINGLE FAM 0% - 0 Heated Area: 1866 HX Base Yr



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

95129 GLADIOLUS PL, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	246,726
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	331,726
SOH/AGL Deduction	0
ASSESSED VALUE	331,726
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	331,726
TOTAL JUST VALUE	331,726
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	324,539

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1808571	CO ISSUED	0	12/31/2018
B1808571	NEW CONSTR	246,239	08/22/2018

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] W15 FOP=[YR=2018] N10 W12 S10 E12$ W35 S24
FGR=[YR=2018] S27 E20 N21 W16 N6 W4$ E4 S6 E16 S11 E11
FOP=[YR=2018] S7 E9 N2 W2 N5 W7$ E7 S5 E12 N46$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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