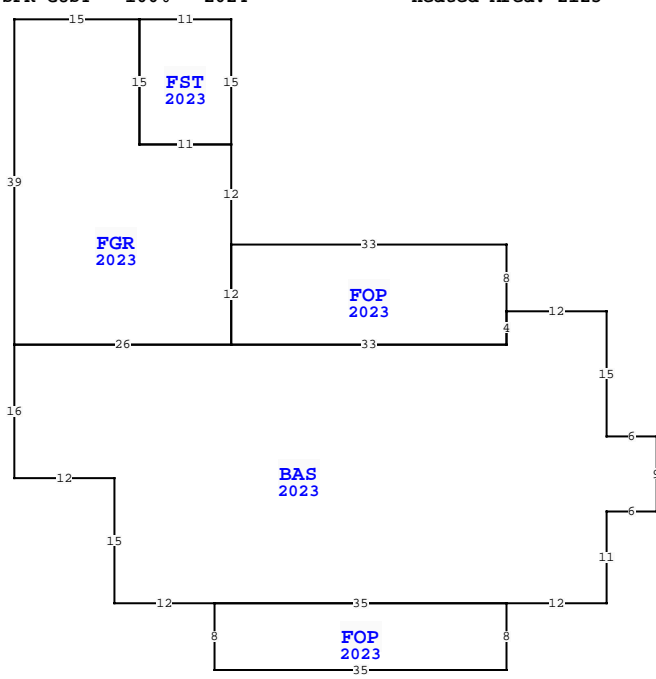




| ELEMENT | | CD | CONSTRUCTION | |
|------------------|------------------|------------------|--------------|----------------------|
| Exterior Wall | 31 | HARDIE BRD | 90 | |
| Exterior Wall | 20 | FACE BRICK | 10 | |
| Roof Structure | 08 | IRREGULAR | 100 | |
| Roof Cover | 03 | COMP SHNGL | 100 | |
| Interior Wall | 05 | DRYWALL | 100 | |
| Interior Floor | 13 | LVT/LAMNT | 100 | |
| Interior Floor | 01 | NONE | 0 | |
| Air Condition | 03 | CENTRAL | 100 | |
| Heating Type | 04 | AIR DUCTED | 100 | |
| Bedrooms | 4 | 100 | | |
| Bathrooms | 2.5 | 100 | | |
| Frame | 02 | WOOD FRAME | 100 | |
| Stories | 1. | 1. 100 | | |
| Units | 0 | 100 | | |
| Quality | 03 | Quality Level 03 | | |
| DOR CODE | 0100 | SINGLE FAMILY | | |
| MAP NUM | | MKT AREA | 09 | |
| NEIGHBORHOOD/LOC | 9006.00 | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 2,123 | 100 | 2,123 | 338,258 |
| FGR | 849 | 55 | 467 | 74,407 |
| FOP | 280 | 30 | 84 | 13,384 |
| FOP | 396 | 30 | 119 | 18,960 |
| FST | 165 | 55 | 91 | 14,499 |
| TOTALS | 3,813 | | 2,884 | 459,508 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|----------|-----------|-------------|----------------|-------------------|-----|-----|------|------|-----------------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 1 | SFR CUST | - 100% | - 2024 | | Heated Area: 2123 | | | | | HX Base Yr 2024 | |



| NASSAU COUNTY PROPERTY | | | PAGE 1 of 1 | 6 |
|---------------------------|--------------|--|-------------|---|
| VALUATION SUMMARY | | | | |
| VALUATION BY | STANDARD | | | |
| Tax Group: 6 | Tax Dist: | | | |
| BUILDING MARKET VALUE | 459,508 | | | |
| TOTAL MARKET OB/XF VALUE | 7,478 | | | |
| TOTAL LAND VALUE - MARKET | 72,220 | | | |
| TOTAL MARKET VALUE | 539,206 | | | |
| SOH/AGL Deduction | 79,348 | | | |
| ASSESSED VALUE | 459,858 | | | |
| TOTAL EXEMPTION VALUE | HX HB 50,000 | | | |
| BASE TAXABLE VALUE | 409,858 | | | |
| TOTAL JUST VALUE | 539,206 | | | |
| NCON VALUE | 466,986 | | | |
| INCOME VALUE | | | | |
| PREVIOUS YEAR MKT VALUE | 116,560 | | | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| 230007979 | CO ISSUED | | 06/21/2023 |
| 22015525 | NEW CONSTR | 448,113 | 10/17/2022 |

| SALES DATA | | | | | | |
|-------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2565/0608 | 5/23/2022 | WD Q | Q | V | 01 | 124,900 |

| | | | | | | |
|--------------------------------|-----------|------|---|----|--|-----|
| GRANTOR: FOURAKER LIVING TRUST | | | | | | |
| GRANTEE: KELLOGG RICHARD OLI | | | | | | |
| 2023/1632 | 1/18/2016 | SW U | V | 11 | | 100 |
| GRANTOR: FOURAKER THOMAS J & A | | | | | | |
| GRANTEE: FOURAKER LIVING TRU | | | | | | |

| BUILDING NOTES | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2023;ORIG=150,23] W12 S4 W33 W26 S16 E12 S15 E12 E35 E12 N11 E6 N9 W6 N15 \$ | | | | | | | | | |
| FOP=[YR=2023;ORIG=138,15] W33 S12 E33 N4 N8 \$ | | | | | | | | | |
| FST=[YR=2023;ORIG=105,-12] W11 S15 E11 N15 \$ | | | | | | | | | |
| FGR=[YR=2023;ORIG=94,-12] W15 S39 E26 N12 N12 W11 N15 \$ | | | | | | | | | |
| FOP=[YR=2023;ORIG=138,58] W35 S8 E35 N8 \$ | | | | | | | | | |

| 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 |
| 1 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | | | 5.20 | 100 | 2024 | 2023 | | 100 | 7,478 | |

| LAND DESCRIPTION | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-------------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
| 1 | 000115 | C | SFR ACRES | 100 | | OR | 0.00 | 0.00 | 3.11 | AC | | 1.00 | 1.00 | 1.00 | 20,000.00 | 20,000.00 | 62,200 | | | | | | | |
| 2 | 009605 | C | WETLANDS | 100 | | OR | 0.00 | 0.00 | 6.68 | AC | | 1.00 | 1.00 | 1.00 | 1,500.00 | 1,500.00 | 10,020 | | | | | | | |