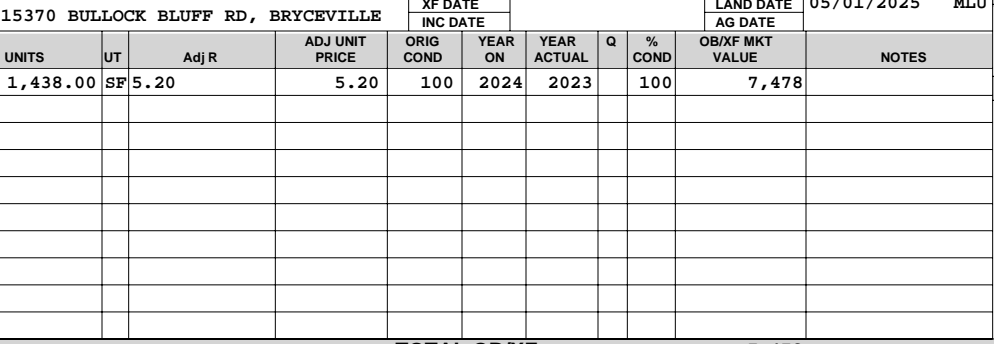


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD	90		
Exterior Wall	20	FACE BRICK	10		
Roof Structure	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LVT/LAMNT	100		
Interior Floor	01	NONE	0		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms	4	100			
Bathrooms	2.5	100			
Frame	02	WOOD FRAME	100		
Stories	1.	1.100			
Units	0	100			
Quality	01	Quality Level 01			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA		09	
NEIGHBORHOOD/LOC	9006.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,123	100	2023	2,123	320,401
FGR	849	55	2023	467	70,480
FOP	280	30	2023	84	12,677
FOP	396	30	2023	119	17,960
FST	165	55	2023	91	13,734
PTO	891	5	2025	45	6,792
TOTALS	4,704			2,929	442,042

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,929	95.5980	151.04	442,396	2023	2023	0	0	0.08	99.92
1 SFR CUST - 100% - 2024 Heated Area: 2123 HX Base Yr 2024											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		442,042	
TOTAL MARKET OB/XF VALUE		7,478	
TOTAL LAND VALUE - MARKET		105,850	
TOTAL MARKET VALUE		555,370	
SOH/AGL Deduction		82,176	
ASSESSED VALUE		473,194	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		422,472	
TOTAL JUST VALUE		555,370	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		539,206	

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 \$	
FGR=[YR=2023;ORIG=94,-12] W15 S39 E26 N12 N12 W11 N15 \$	
FOP=[YR=2023;ORIG=138,15] W33 S12 E33 N4 N8 \$	
FOP=[YR=2023;ORIG=138,58] W35 S8 E35 N8 \$	
FST=[YR=2023;ORIG=105,-12] W11 S15 E11 N15 \$	
PTO=[YR=2025;ORIG=105,-12] E33 S27 W33 N12 N15 \$	

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	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	100		OR	0.00	0.00	3.11	AC		1.00	1.00	1.00	19,000.00	19,000.00	59,090							
2	009605	C	WETLANDS	100		OR	0.00	0.00	6.68	AC		1.00	1.00	1.00	7,000.00	7,000.00	46,760							