

BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY															
																			VALUATION BY				STANDARD											
																			Tax Group: 6				Tax Dist:											
																			BUILDING MARKET VALUE				0											
																			TOTAL MARKET OB/XF VALUE				12,000											
																			TOTAL LAND VALUE - MARKET				59,500											
																			TOTAL MARKET VALUE				71,500											
																			SOH/AGL Deduction				20,898											
																			ASSESSED VALUE				50,602											
																			TOTAL EXEMPTION VALUE				0											
																			BASE TAXABLE VALUE				50,602											
																			TOTAL JUST VALUE				71,500											
																			NCON VALUE				12,000											
																			INCOME VALUE															
																			PREVIOUS YEAR MKT VALUE				86,612											
																			ALSO SEE ADJCNT PRCLS 11-6 & 11-7															
																			1974 KINGSWOOD _ R787799 & R787800															
																			PERMIT NUM				DESCRIPTION				AMT				ISSUED			
																			B260002788				NEW RS 505				379,360				03/16/2026			
																			B0108137				REPAIR/RRF				2,000				04/01/2001			
																			SALES DATA															
																			OFF RECORD Number		DATE		TYPE INST		Q U / I		V I / I		RSN CD		SALE PRICE			
																			2822/51		10/10/2025		WD		U		I		16		85,000			
																			GRANTOR: KEATHLELY ROGER															
																			GRANTEE: GROGAN CHAD E SR															
																			1151/1419		7/08/2003		QC		Q		I		01		100			
																			GRANTOR: KELLEY NOMA COREY &															
																			GRANTEE: KELLEY NOMA C ETAL															
																			BUILDING NOTES															
																			BUILDING DIMENSIONS															