PT OR 737 PG 1367

BOURDEAU BROTHERS REAL EST INC
590 MASON ROAD
CHAMPLAIN, NY 12919

2023

50-2N-25-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5100	CROPLAND CLASS 1	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BOURDEAU LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2018 MF
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	814,000
TOTAL MARKET VALUE	142,925
SOH/AGL Deduction	0
ASSESSED VALUE	142,925
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	142,925
TOTAL JUST VALUE	814,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	0

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E018074	CHNGE SRVC	0	05/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0737/1367	8/28/1995	CT	U	I	14	195,000
GRANTOR: CLERK OF COURT						
GRANTEE: BOURDEAU BROTHERS R						
0375/0547	12/01/1982	MS	U	I		1,400,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

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	005100	A	CROPLAND1	0			0.00	0.00	295.00	AC		1.00	1.00	1.00	440.00	440.00	129,800							
2	005902	A	HARDWOOD SI	0			0.00	0.00	75.00	AC		1.00	1.00	1.00	175.00	175.00	13,125							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	370.00	AC		1.00	1.00	1.00	2,200.00	2,200.00	814,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 370.00 Total Land Value: 142,925 Market: 814,000 Agricultural: 142,925 Common: 0 PRINTED 08/02/2023 BY SYS