PT OF FRACL SEC 6-2N-25E BEING
ONLY PT LYING E OF US HWY 1
(EX PT IN OR 846/194)

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

2024

06-2N-25-0000-0001-0000

BUILDING CHARACTERISTICS

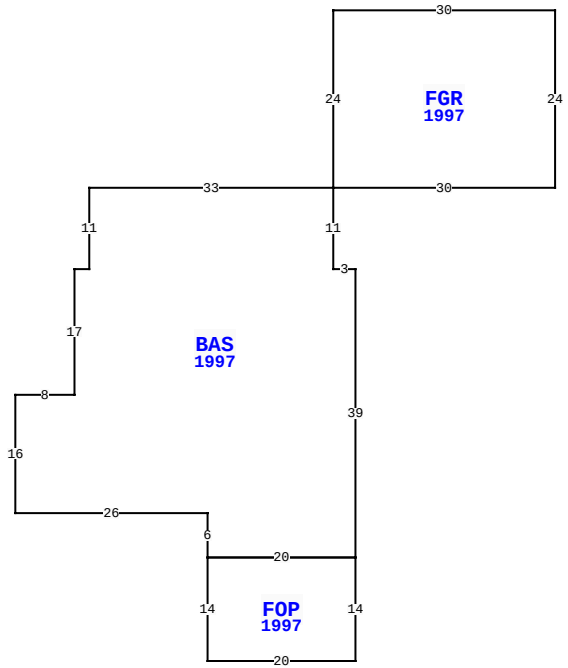
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,865	100	1,865	150,927
FGR	720	55	396	32,046
FOP	280	30	84	6,798
TOTALS	2,865		2,345	189,771

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,345	103.8000	98.69	231,428	1950	1980	0	0	0	18.00	82.00

9 SINGLE FAM – 0% - 0 Heated Area: 1865 HX Base Yr



46269 BOURDEAU LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	12/08/2023 DC
INC DATE		AG DATE	12/08/2023 DC

NASSAU COUNTY PROPERTY

PAGE 1 of 4 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	446,809
TOTAL MARKET OB/XF VALUE	55,231
TOTAL LAND VALUE - MARKET	743,140
TOTAL MARKET VALUE	740,670
SOH/AGL Deduction	133,616
ASSESSED VALUE	607,054
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	607,054
TOTAL JUST VALUE	1,245,180
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,141,309

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327302	REPAIR/RRF	102,550	06/01/2013

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	12/21/1982	WD	U	I	06	1,400,000
GRANTOR: SHADY GROVE DAIRY FAR						
GRANTEE: WALKER KELLY E JR E						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1997] W30 S24 BAS=[YR=1997] W33 S11 W2 S17 W8 S16 E26 S6 FOP=[YR=1997] S14 E20 N14 W20$ E20 N39 W3 N11$ E30N24$.

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
1	0812	CONCRETE C	0	0	24	33	792.00	SF	4.00	4.00	100	1980	1980	3	32.5	1,030	
2	0461	IRON FENCE	0	0	28	6	168.00	SF	8.50	8.50	100	2001	2001	3	85	1,214	
3	0940	SHEDS/PORT	0	0	12	12	144.00	SF	30.00	30.00	100	1990	1990	3	20	864	
4	0300	BOAT DCK W	0	0	20	20	400.00	SF	40.00	40.00	100	1995	1995	3	23	3,680	
5	0300	BOAT DCK W	0	0	160	6	960.00	SF	40.00	40.00	100	1995	1995	3	23	8,832	
6	0810	CONCRETE A	0	0	8	19	152.00	SF	6.50	6.50	100	1998	1998	3	75	741	
7	0812	CONCRETE C	0	0	260	100	26,000.00	SF	4.00	4.00	100	1980	1980	3	32.5	33,800	
8	0811	CONCRETE B	0	0	0	0	2,300.00	SF	5.20	5.20	100	1980	1980	3	32.5	3,887	
9	0810	CONCRETE A	0	0	28	20	560.00	SF	6.50	6.50	100	1980	1980	3	32.5	1,183	

LAND DESCRIPTION

TOTAL OB/XF 55,231

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	005000	C	RURAL HOME	0		OR	0.00	0.00	9.50	AC		1.00	1.00	1.00	16,000.00	16,000.00	152,000							
2	005100	A	CROPLAND1	0		OR	0.00	0.00	194.20	AC		1.00	1.00	1.00	375.00	375.00	72,825							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	62.00	AC		1.00	1.00	1.00	190.00	190.00	11,780							
4	005970	A	AGRI-POND	0		OR	0.00	0.00	2.50	AC		1.00	1.00	1.00	70.00	70.00	175							
5	005010	A	SVCE ACRGE	0		OR	0.00	0.00	3.70	AC		1.00	1.00	1.00	500.00	500.00	1,850							
6	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	268.70	AC		1.00	1.00	1.00	2,200.00	2,200.00	591,140							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 271.90 Total Land Value: 238,630 Market: 591,140 Agricultural: 86,630 Common: 152,000 PRINTED 08/06/2024 BY SYS

PT OF FRACL SEC 6-2N-25E BEING
ONLY PT LYING E OF US HWY 1
(EX PT IN OR 846/194)

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

2024

06-2N-25-0000-0001-0000

BUILDING CHARACTERISTICS

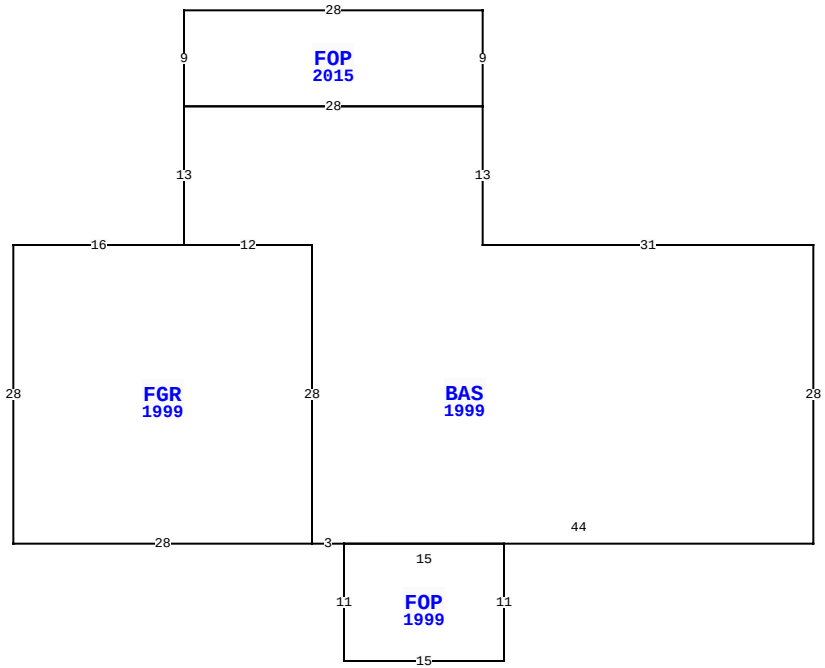
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1,680	154,182
FGR	784	55	431	39,555
FOP	165	30	50	4,589
FOP	252	30	76	6,975
TOTALS	2,881		2,237	205,300

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,237	121.5200	115.44	258,239	1999	1999	0	0	0	20.50	79.50

10 SINGLE FAM – 0% - 0 Heated Area: 1680 HX Base Yr



46269 BOURDEAU LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	12/08/2023 DC
INC DATE		AG DATE	12/08/2023 DC

NASSAU COUNTY PROPERTY

PAGE 2 of 4 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	446,809
TOTAL MARKET OB/XF VALUE	55,231
TOTAL LAND VALUE - MARKET	743,140
TOTAL MARKET VALUE	740,670
SOH/AGL Deduction	133,616
ASSESSED VALUE	607,054
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	607,054
TOTAL JUST VALUE	1,245,180
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,141,309

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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	12/21/1982	WD	U	I	06	1,400,000
GRANTOR: SHADY GROVE DAIRY FAR						
GRANTEE: WALKER KELLY E JR E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W31 N13 FOP=[YR=2015] N9 W28 S9 E28$ W28 S13
FGR=[YR=1999] W16 S28 E28 N28 W12$ E12 S28 E3 FOP=[YR=1999]
S11 E15 N11 W15$ E44 N28$.

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

REVIEW DATE 01/06/2023 BY KWA Total Acres: 271.90 Total Land Value: 238,630 Market: 591,140 Agricultural: 86,630 Common: 152,000 PRINTED 08/06/2024 BY SYS

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

2024

06-2N-25-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

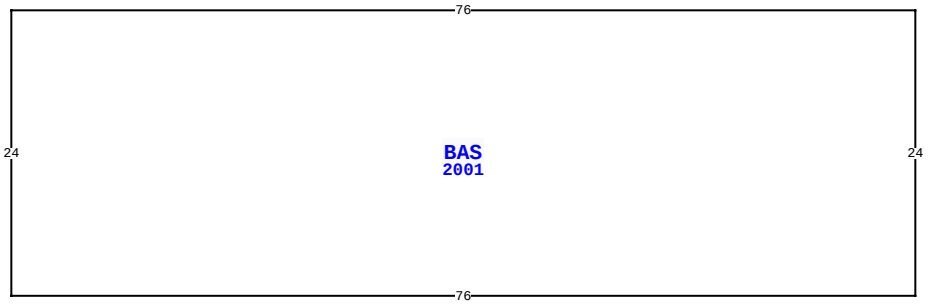
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	02	ROLL COMP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,824	100	1,824	11,601
TOTALS	1,824		1,824	11,600

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	01	1,824	53.0000	12.72	23,201	1975	1975	0	0	0	50.00	50.00

11 BARNS – 0% - 0 Heated Area: 1824 HX Base Yr



46269 BOURDEAU LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	12/08/2023 DC
INC DATE		AG DATE	12/08/2023 DC

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	446,809
TOTAL MARKET OB/XF VALUE	55,231
TOTAL LAND VALUE - MARKET	743,140
TOTAL MARKET VALUE	740,670
SOH/AGL Deduction	133,616
ASSESSED VALUE	607,054
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	607,054
TOTAL JUST VALUE	1,245,180
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,141,309

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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	12/21/1982	WD	U	I	06	1,400,000
GRANTOR: SHADY GROVE DAIRY FAR						
GRANTEE: WALKER KELLY E JR E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W76 S24 E76 N24$.

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

REVIEW DATE 01/06/2023 BY KWA Total Acres: 271.90 Total Land Value: 238,630 Market: 591,140 Agricultural: 86,630 Common: 152,000 PRINTED 08/06/2024 BY SYS

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

2024

06-2N-25-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

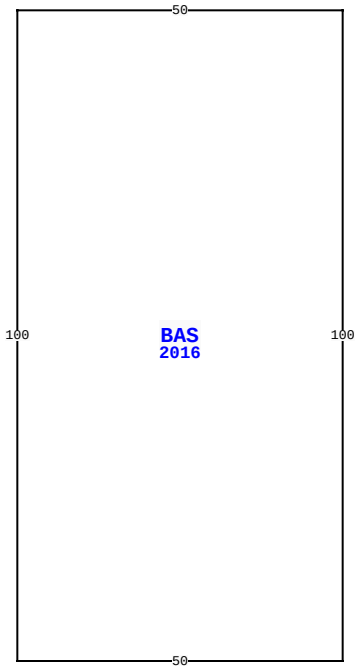
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,000	100	5,000	40,138
TOTALS	5,000		5,000	40,138

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	01	5,000	51.4710	12.35	61,750	2008	2008	0	0	0	35.00	65.00

12 BARNS – 0% - 0 Heated Area: 5000 HX Base Yr



46269 BOURDEAU LN, CALLAHAN

BLD DATE		LGL DATE	
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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
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ASSESSED VALUE	607,054
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	607,054
TOTAL JUST VALUE	1,245,180
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,141,309

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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	12/21/1982	WD	U	I	06	1,400,000
GRANTOR: SHADY GROVE DAIRY FAR						
GRANTEE: WALKER KELLY E JR E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W50 S100 E50 N100$.

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

REVIEW DATE 01/06/2023 BY KWA Total Acres: 271.90 Total Land Value: 238,630 Market: 591,140 Agricultural: 86,630 Common: 152,000 PRINTED 08/06/2024 BY SYS