PT S1/2 OF FRACL SEC 6-2N-25E
BEING ONLY PT LYING W OF
US HWY 1 (EX PT IN OR 860/619)

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

2024

06-2N-25-0000-0005-0000

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

US HWY 1, 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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	326,500
TOTAL MARKET VALUE	29,888
SOH/AGL Deduction	0
ASSESSED VALUE	29,888
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	29,888
TOTAL JUST VALUE	326,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	326,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0737/1367	8/24/1995	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

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		OR	0.00	0.00	35.30	AC		1.00	1.00	1.00	375.00	375.00	13,238							
2	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	30.00	AC		1.00	1.00	1.00	555.00	555.00	16,650							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	65.30	AC		1.00	1.00	1.00	5,000.00	5,000.00	326,500							

REVIEW DATE 12/08/2023 BY DC Total Acres: 65.30 Total Land Value: 29,888 Market: 326,500 Agricultural: 29,888 Common: 0 PRINTED 08/06/2024 BY SYS