BLOCK 2 LOTS PT OF 1 & 2
IN OR 2370/1209
1968 CHAMP/MANA SW/MH

WHALEN ROBERT/LEON MARIE
28 ROOSEVELT AVE
ISLIP, NY 11751

2025

31-2N-25-2920-0002-0012

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 70
Interior Wall	05	DRYWALL 30
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	01	Quality Level 01

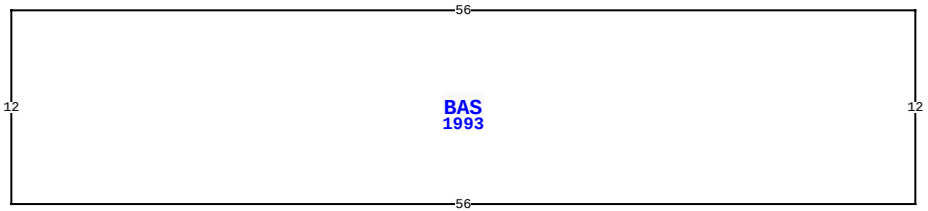
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	1993	672	7,540
TOTALS	672			672	7,540

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	672	46.7500	37.40	25,133	1968	1968	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 672 HX Base Yr



448894 US HWY 301, CALLAHAN

BLD DATE	05/29/2008	JW	LGL DATE	05/21/2025	MLU
XF DATE			LAND DATE		
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	7,540
TOTAL MARKET OB/XF VALUE	786
TOTAL LAND VALUE - MARKET	83,250
TOTAL MARKET VALUE	91,576
SOH/AGL Deduction	24,666
ASSESSED VALUE	66,910
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	66,910
TOTAL JUST VALUE	91,576
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	72,148

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25580	DEMOLITION	200	01/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2370/1209	6/19/2020	WD	Q	I	01	51,000
GRANTOR: SHUMAN JAMES B & SAND						
GRANTEE: WHALEN ROBERT & MAR						
1491/1808	4/11/2007	WD	Q	I		43,000
GRANTOR: WILLIAMS J E						
GRANTEE: SHUMAN JAMES B & SA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S12 E56 N12$.

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	0810	CONCRETE A	0	0	19	19	361.00	SF	6.50	6.50	100	1968	1968	3	20	469	
2	0511	GARAGE CB-	0	0	20	12	240.00	SF	6.60	6.60	100	1970	1970	3	20	317	

LAND DESCRIPTION

TOTAL OB/XF 786

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	000100	C	RES	0	0004	OR	0.00	0.00	1.85	AC		1.00	1.00	1.00	45,000.00	45,000.00	83,250							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 1.85 Total Land Value: 83,250 Market: 0 Agricultural: 0 Common: 83,250 PRINTED 07/30/2025 BY SYS