BLOCK 2 LOTS PT OF 1 2 3
(S-4 OF LOTS 1 & 2)
(S-2 & S-3 OF LOTS 2 & 3)

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

2025

31-2N-25-2920-0002-0014

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

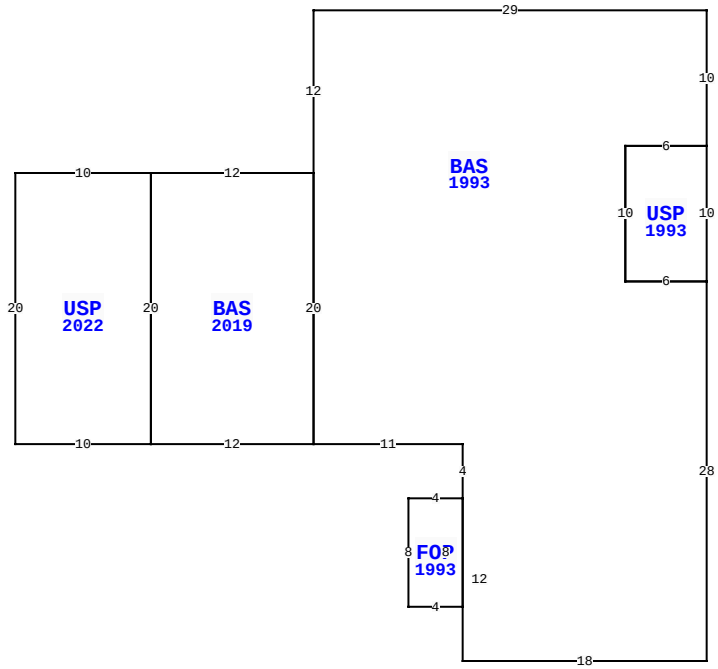
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,156	100	1993	1,156	82,118
BAS	240	100	2019	240	17,048
FOP	32	30	1993	10	710
USP	60	30	1993	18	1,279
USP	200	30	2022	60	4,262
TOTALS	1,688			1,484	105,418

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,484	97.3080	97.31	144,408	1940	1945	0	0	0	27.00	73.00

1 SINGLE FAM – 0% - 0 Heated Area: 1396 HX Base Yr



448886 US HWY 301, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	105,418
TOTAL MARKET OB/XF VALUE	3,060
TOTAL LAND VALUE - MARKET	35,525
TOTAL MARKET VALUE	144,003
SOH/AGL Deduction	0
ASSESSED VALUE	144,003
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	144,003
TOTAL JUST VALUE	144,003
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	139,070

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2423/1512	1/06/2021	WD	Q	I	01	115,000
GRANTOR: SHUMAN SANDRA LOUISE						
GRANTEE: WHALEN ROBERT & MAR						
2270/1408	4/25/2019	QC	U	I	11	100
GRANTOR: SHUMAN SANDRA LOUISE						
GRANTEE: SHUMAN SANDRA L & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W29 S12 BAS=[YR=2019] W12 USP=[YR=2022] W10 S20 E10 N20$ S20 E12 N20 $ S20 E11 S4 FOP=[YR=1993] W4 S8 E4 N8 $ S12 E18 N28 USP=[YR=1993] N10 W6 S10 E6 $ W6N10 E6 N10 $.

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	0681	POLE SHED	0	0	17	60	1,020.00	SF	15.00	15.00	100	1950	1950	3	20	3,060	

LAND DESCRIPTION

TOTAL OB/XF 3,060

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		OR	0.00	0.00	2.03	AC		1.00	1.00	0.50	35,000.00	17,500.00	35,525							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 2.03 Total Land Value: 35,525 Market: 0 Agricultural: 0 Common: 35,525 PRINTED 07/30/2025 BY SYS