LOT 43
IN OR 1770/1844
NASSAU VILLAGE 5 UNR

FAULKNER ERIC K
P O BOX 283
AMHERST, NY 14226

2025

37-1N-25-299E-0043-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

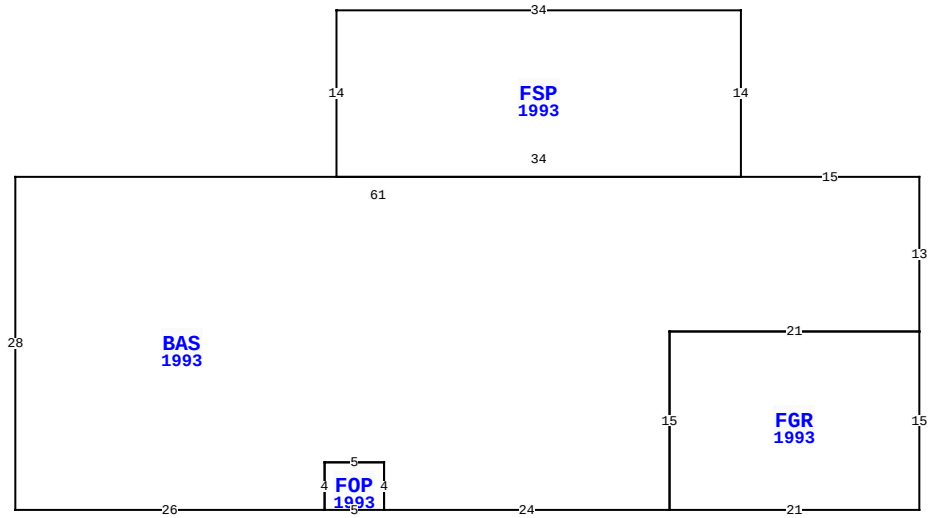
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 90
Interior Wall	05	DRYWALL 10
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,793	100	1993	1,793	148,962
FGR	315	55	1993	173	14,373
FOP	20	30	1993	6	498
FSP	476	40	1993	190	15,785
TOTALS	2,604			2,162	179,619

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,162	124.0000	124.00	268,088	1973	1978	0	0	0	33.00	67.00

1 SINGLE FAM – 0% - 0 Heated Area: 1793 HX Base Yr



540758 LEM TURNER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	179,619
TOTAL MARKET OB/XF VALUE	2,635
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	232,254
SOH/AGL Deduction	18,044
ASSESSED VALUE	214,210
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	214,210
TOTAL JUST VALUE	232,254
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	219,767

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2003479	REPAIR/RRF	15,427	04/23/2020
7834	ADDITION	7,694	02/11/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1770/1844	10/03/2011	QC	U	I	11	100
GRANTOR: MERRITT LISA M						
GRANTEE: FAULKNER ERIC K						
1005/0987	8/29/2001	WD	Q	I		126,000
GRANTOR: DAVIS HERBERT L & MIN						
GRANTEE: FAULKNER ERIC & LIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 FSP=[YR=1993] N14 W34 S14 E34$ W61 S28 E26 FOP=[YR=1993] E5 N4 W5 S4$ N4 E5 S4 E24 FGR=[YR=1993] E21 N15 W21 S15$ N15 E21 N13$.

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	0	0	2,196.00	SF	4.00	4.00	100	1980	1980	3	30	2,635	

LAND DESCRIPTION

TOTAL OB/XF 2,635

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		RM	129.00	329.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 11/23/2020 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS