PT W1/2 OF SE1/4 OF FRACL
SEC 6-2N-25E OR 846/194

BOURDEAU BROTHERS REAL EST INC
590 MASON ROAD
CHAMPLAIN, NY 12949

2026

06-2N-25-0000-0004-0000

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	YEAR	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	05/07/2026 MLU
INC DATE		AG DATE	09/19/2025 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	122,500
TOTAL MARKET VALUE	1,312
SOH/AGL Deduction	0
ASSESSED VALUE	1,312
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,312
TOTAL JUST VALUE	122,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	105,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6539	DEMOLITION	0	12/02/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0846/0194	8/25/1998	WD	Q	V	06	5,000
GRANTOR: GROUNDS MARK & MAXINE						
GRANTEE: BOURDEAU BROTHERS R						
0671/0134	12/02/1992	WD	Q	I		20,000
GRANTOR: GOODE HAROLD						
GRANTEE: GROUNDS MARK &MAXIN						

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	3.50	AC		1.00	1.00	1.00	375.00	375.00	1,312							
2	009910	M	MARKET VALUE	0		OR	0.00	0.00	3.50	AC		1.00	1.00	1.00	35,000.00	35,000.00	122,500							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 3.50 Total Land Value: 1,312 Market: 122,500 Agricultural: 1,312 Common: 0 PRINTED 07/09/2026 BY SYS