IN OR 1026/908

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

2026

07-2N-25-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5100	CROPLAND CLASS 1	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8002.00		

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

544085 US HWY 1, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/20/2026 MLU
INC DATE		AG DATE	12/03/2025 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	140,000
TOTAL MARKET VALUE	1,500
SOH/AGL Deduction	0
ASSESSED VALUE	1,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,500
TOTAL JUST VALUE	140,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	72,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1026/0908	12/21/2001	WD	Q	V	06	20,000
GRANTOR: WILMOTH DONALD D						
GRANTEE: BOURDEAU BROTHERS R						
1026/0906	12/21/2001	WD	Q	V	01	50,000
GRANTOR: WILMOUTH OPAL ALINE						
GRANTEE: WILMOTH DONALD G						

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	4.00	AC		1.00	1.00	1.00	375.00	375.00	1,500							
2	009910	M	MARKET VALUE	0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	140,000							

REVIEW DATE 05/20/2026 BY MLU Total Acres: 4.00 Total Land Value: 1,500 Market: 140,000 Agricultural: 1,500 Common: 0 PRINTED 07/09/2026 BY SYS