LOT 43
IN OR 1770/1844
NASSAU VILLAGE 5 UNR

FAULKNER ERIC K
47 OLD LYME DRIVE APT 7
WILLIAMSVILLE, NY 14221

2026

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

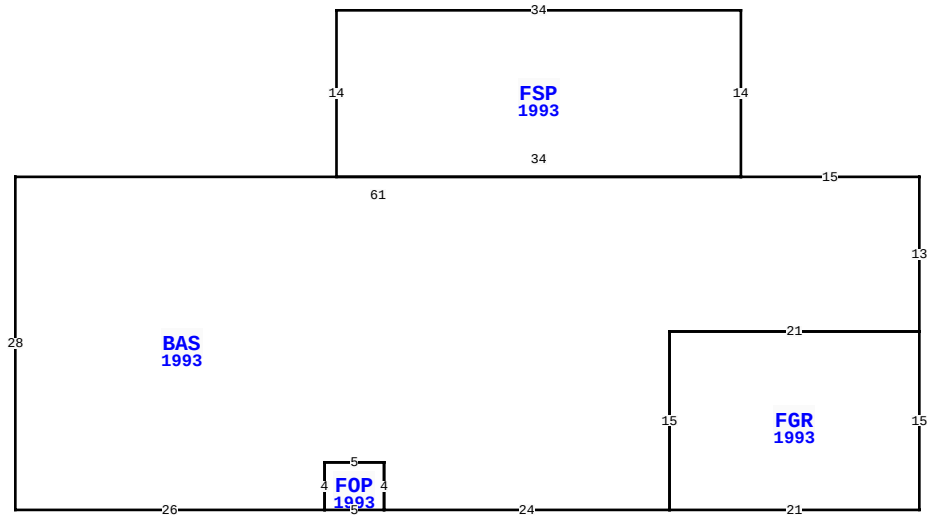
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,793	100	1993	1,793	155,244
FGR	315	55	1993	173	14,979
FOP	20	30	1993	6	519
FSP	476	40	1993	190	16,451
TOTALS	2,604			2,162	187,192

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	130.20	281,492	1973	1978	0	0	0	33.50	66.50

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



540758 LEM TURNER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	187,192
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	51,000
TOTAL MARKET VALUE	238,192
SOH/AGL Deduction	2,561
ASSESSED VALUE	235,631
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	235,631
TOTAL JUST VALUE	238,192
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	232,254

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

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	000100	C	RES	0		RM	129.00	329.00	1.00	LT		1.00	1.00	1.00	51,000.00	51,000.00	51,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 07/09/2026 BY SYS