LOT 6 BLOCK A WESTWOOD ACRES S/D
DC 1355-17, DC 1357-324, PB 1357

HE WEICAI
13631 41ST AVE, 1A70
FLUSHING, NY 11355

2026

04-4S-16-02752-000

BUILDING CHARACTERISTICS

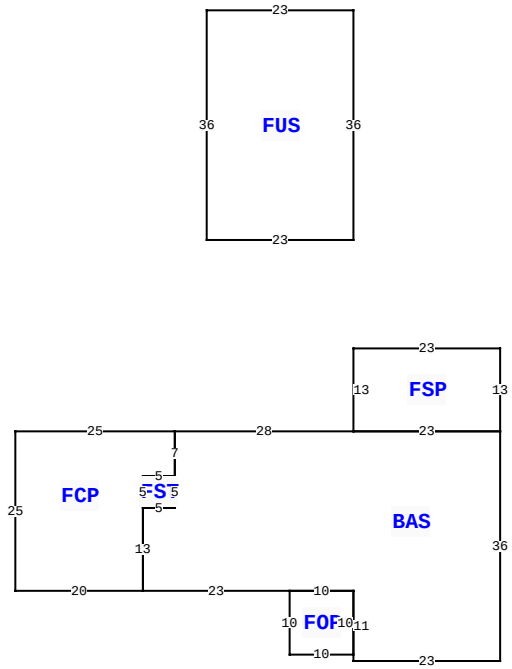
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	10	TERRAZZO 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	4416.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,593	100		1,593	135,841
FCP	535	25		134	11,426
FOP	100	30		30	2,558
FSP	299	40		120	10,233
FST	25	55		14	1,194
FUS	828	100		828	70,606
TOTALS	3,380			2,719	231,859

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,719	117.1296	131.19	356,706	1966	1971	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 2421 HX Base Yr



281 SW MARKS DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	231,859
TOTAL MARKET OB/XF VALUE	1,600
TOTAL LAND VALUE - MARKET	20,585
TOTAL MARKET VALUE	254,044
SOH/AGL Deduction	0
ASSESSED VALUE	254,044
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	254,044
TOTAL JUST VALUE	254,044
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	254,044

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052378	Roof Replacement	51,029	02/19/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1549/593	9/10/2025	WD	U	I	12	165,000
GRANTOR: WAMPUS MORTGAGE LOAN						
GRANTEE: HE WEICAI						
1546/2245	7/30/2025	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: WAMPUS MORTGAGE LOA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28S7 FST= W5 S5 E5 N5$S5 W5 FCP= N5 E5 N7 W25 S25 E20 N13$ S13 E23 FOP= S10 E10 N10 W10$ E10 S11 E23 N36 FSP= N13 W23 S13 E23$ W23$ PTR=N30 FUS= N36 W23 S36 E23$S30$.

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	0294	SHED WOOD/	0	0	24	20	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2007	2007	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,600

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	0100	C	SFR	0		A-1	0.00	0.00	1.79	AC		1.00	1.00	1.00	11,500.00	11,500.00	20,585							

REVIEW DATE 04/28/2025 BY chuck Total Acres: 1.79 Total Land Value: 20,585 Market: 0 Agricultural: 0 Common: 20,585 PRINTED 11/07/2025 BY SYS