

COMM NE COR OF NW1/4 OF NW1/4,
 RUN E 70.80 FT FOR POB, RUN N
 190.65 FT, E 450.72 FT, S

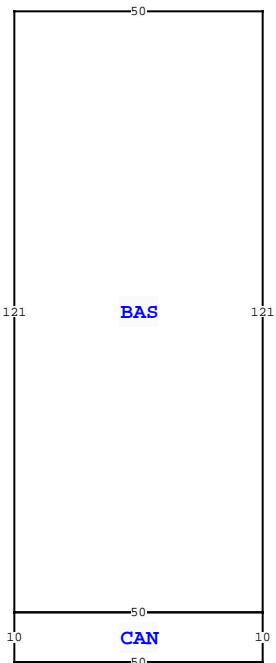
LAKE CITY PLAZA LLC
 PO BOX 460
 VALLEY STREAM, NY 11482

2026

05-4S-17-14241-000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	04	BUILT-UP	100
Interior Wall	05	DRYWALL	100
Interior Floo	06	VINYL ASB	100
Ceiling	01	FIN.SUSPD	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures		6	100
Frame	03	MASONRY	100
Story Height		12	100
RMS		0	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Quality	05	05	
DOR CODE	1600	COMMUNITY SHOPPING	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	870317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	6,050	100	
CAN	500	30	
TOTALS	6,550		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	STORE DISC	0%	- 0									Heated Area: 6050	
												HX Base Yr	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 4	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			1,483,045
TOTAL MARKET OB/XF VALUE			45,465
TOTAL LAND VALUE - MARKET			548,880
TOTAL MARKET VALUE			2,077,390
SOH/AGL Deduction			0
ASSESSED VALUE			2,077,390
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			2,077,390
TOTAL JUST VALUE			2,077,390
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			2,079,457

BLDG:3:1: FARMER'S FURNITURE , PAINT ,BARBER SHOP
 LAND:1:1: 298900 SF
 SALE:1:1: LAKE CITY PLAZA(6.76 AC)SPECIAL WARRANTY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045065	Remodel	250,000	07/28/2022
15-0939	ADDN COMM	0	10/30/2015
13-2858	ADDN COMM	75	12/16/2013
470	MAINT/ALTR	90	01/08/2008
2858	ADDN COMM	77	12/30/2003
2478	REMODEL	468	10/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1209/2222	1/31/2011	QC	U	I	11	0

GRANTOR: DANIEL WIENER
 GRANTEE: LAKE CITY PLAZA LLC
 0802/2157 3/09/1995 WD U I 12 550,000
 GRANTOR: CG GULF PROPERTIES AS
 GRANTEE: DANIEL WIENER

EXTRA FEATURES		945 SW MAIN BLVD, LAKE CITY															
L N	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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	37,500.00	37,500.00	100	0	0	3	100	37,500	
2	0253	LIGHTING	0	0	0	0	6.00	UT	1,000.00	1,000.00	100	1993	1993	3	100	6,000	
3	0166	CONC,PAVMT	0	0	10	131	1,310.00	UT	1.50	1.50	100	1993	1993	3	100	1,965	

LAND DESCRIPTION		TOTAL OB/XF 45,465																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	1600	C	SH CTR COM	0		00	614.00	431.00	6.86	AC		1.00	1.00	1.00	80,000.00	80,000.00	548,880							

COMM NE COR OF NW1/4 OF NW1/4,
 RUN E 70.80 FT FOR POB, RUN N
 190.65 FT, E 450.72 FT, S

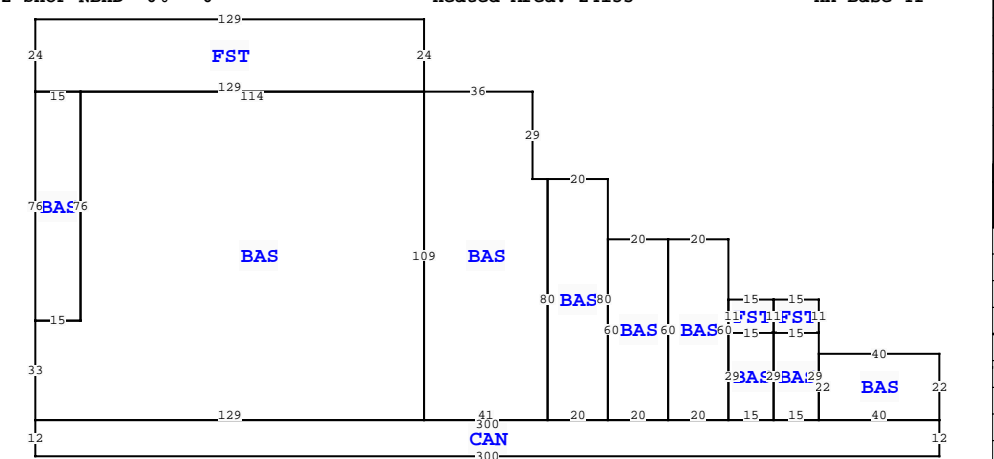
LAKE CITY PLAZA LLC
 PO BOX 460
 VALLEY STREAM, NY 11482

2026

05-4S-17-14241-000


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 70
Exterior Wall	17 MSNRY STUC 30
Roof Structure	09 RIDGE FRME 100
Roof Cover	04 BUILT-UP 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	08 SHT VINYL 30
Ceiling	01 FIN.SUSPD 100
Air Condition	06 ENG CENTRL 100
Heating Type	09 ENG F AIR 100
Fixtures	20 100
Frame	03 MASONRY 100
Story Height	14 100
RMS	0 100
Stories	1. 1. 100
Units	0 100
Condition Adj	03 03 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
3800	04	26,927	88.4782	56.63	1,524,876	1961	1969	0	0	10	50.00	40.00



Quality					
DOR CODE	COMMUNITY SHOPPING				
MAP NUM	MKT AREA				
NEIGHBORHOOD/LOC	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	435	100		435	9,854
BAS	435	100		435	9,854
BAS	880	100		880	19,934
BAS	1,140	100		1,140	25,823
BAS	1,200	100		1,200	27,182
BAS	1,200	100		1,200	27,182
BAS	1,600	100		1,600	36,243
BAS	4,324	100		4,324	97,947
BAS	12,921	100		12,921	292,686
CAN	3,600	30		1,080	24,464
TOTALS	31,161			26,927	609,950

** This building has 13 Sub-Areas

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

945 SW MAIN BLVD, LAKE CITY

EXTRA FEATURES																
L N	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

COLUMBIA COUNTY PROPERTY		PAGE 2 of 4	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE		1,483,045	
TOTAL MARKET OB/XF VALUE		45,465	
TOTAL LAND VALUE - MARKET		548,880	
TOTAL MARKET VALUE		2,077,390	
SOH/AGL Deduction		0	
ASSESSED VALUE		2,077,390	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		2,077,390	
TOTAL JUST VALUE		2,077,390	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		2,079,457	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2479	REMODEL	500	09/20/2002
2303	COMMERCIAL	75	02/08/2002
2054	REMODEL	735	03/20/2001
1676	REMODEL	150	12/15/1999
1367	REMODEL	127	09/22/1998
1301	REMODEL	5	07/10/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1209/2222	1/31/2011	QC	U	I	11	0

GRANTOR: DANIEL WIENER
 GRANTEE: LAKE CITY PLAZA LLC
 0802/2157 3/09/1995 WD U I 12 550,000
 GRANTOR: CG GULF PROPERTIES AS
 GRANTEE: DANIEL WIENER

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= N22 W40 S22 BAS= N29 FST= N 11 W15 S11 E15\$ W15 S29	
BAS= N 29 FST= N11 W15 S11 E15\$ W15 S29 BAS= N60 W20S60 BAS= N60 W20 S60 BAS= N80 W20 S80 BAS= N80 W5 N29 W36 S109 BAS= N109 FST= N24W129 S24 E129\$ W114 BAS= W15 S76 E15 N76\$ S76 W15 S33 E129\$ E41 \$ E20\$ E20\$ E20\$ E15\$ E15\$ E40 \$ CAN= S12 W300 N12 E300\$.	

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	

COMM NE COR OF NW1/4 OF NW1/4,
 RUN E 70.80 FT FOR POB, RUN N
 190.65 FT, E 450.72 FT, S

LAKE CITY PLAZA LLC
 PO BOX 460
 VALLEY STREAM, NY 11482

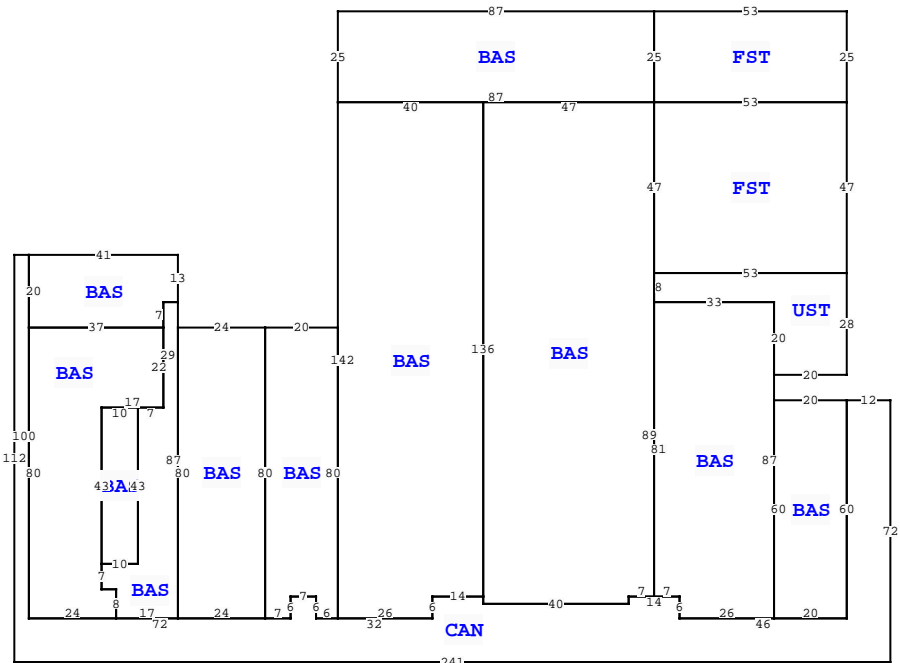
2026

05-4S-17-14241-000


ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	17	MSNRY STUC 30
Roof Structure	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 80
Interior Floor	14	CARPET 20
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		20 100
Frame	03	MASONRY 100
Story Height		14 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
3	SHOP NBHD	0%	- 0									

Heated Area: 25850 HX Base Yr



COLUMBIA COUNTY PROPERTY		PAGE 3 of 4	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	1,483,045		
TOTAL MARKET OB/XF VALUE	45,465		
TOTAL LAND VALUE - MARKET	548,880		
TOTAL MARKET VALUE	2,077,390		
SOH/AGL Deduction	0		
ASSESSED VALUE	2,077,390		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	2,077,390		
TOTAL JUST VALUE	2,077,390		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	2,079,457		

Quality		05 05			
DOR CODE		1600 COMMUNITY SHOPPING			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC		870317.00 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	430	100		430	9,630
BAS	792	100		792	17,738
BAS	872	100		872	19,529
BAS	1,200	100		1,200	26,875
BAS	1,558	100		1,558	34,893
BAS	1,920	100		1,920	43,000
BAS	2,006	100		2,006	44,926
BAS	2,175	100		2,175	48,711
BAS	2,829	100		2,829	63,358
BAS	5,596	100		5,596	125,328
TOTALS	34,872			29,403	658,510

** This building has 15 Sub-Areas

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1235	REMODEL	60	05/08/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1209/2222	1/31/2011	QC	U	I	11	0

GRANTOR: DANIEL WIENER
 GRANTEE: LAKE CITY PLAZA LLC
 0802/2157 3/09/1995 WD U I 12 550,000
 GRANTOR: CG GULF PROPERTIES AS
 GRANTEE: DANIEL WIENER

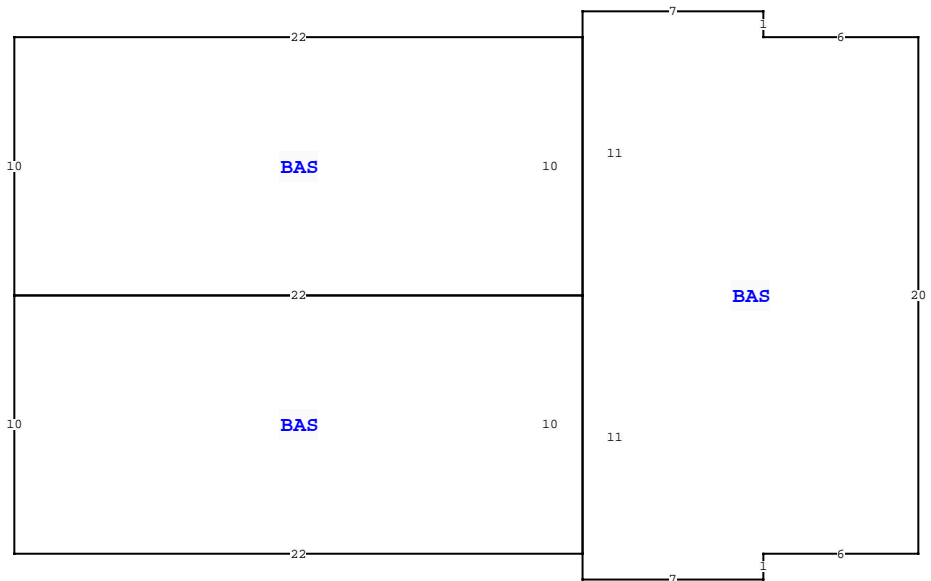
EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
945 SW MAIN BLVD, LAKE CITY																

BUILDING NOTES

BUILDING DIMENSIONS
CAN= E12 S72 W241 N112 E4 S100 E72 N6 E7 S6 E32 N6 E14 S2 E40 N2 E14 S6 E46 N60\$ BAS= W20 S60 BAS= N87 W33 S81 BAS= N89 FST= E53 N47 W53 S47 \$ UST= E53 S28 W20 N20 W33 N8\$ N47 FST= E53 N25 W53 S25\$ BAS= N25 W87 S25 E87\$ W47 S136 BAS= N136 W40 S142 BAS= N80 W20 S80 BAS= N80 W24 S80 BAS= N87 BAS= N13 W41 S20 E37 N7 E4\$ W4 S29 W7 BAS= W10 S43 E10 N43\$ S43 W10 BAS= N43 E17 N22 W37 S80 E24 N8 W4 N7\$ S7 E4 S8 E17 \$ E24\$ E7 N6 E7 S6 E6\$ E26 N6 E14 \$ S2 E40 N2 E7\$ E7 S6 E26 \$ E20 N60\$.

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
TOTAL OB/XF 0																								

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures	4	100
Frame	02	WOOD FRAME 100
Story Height	10	100
RMS	0	100
Stories	1.	1. 100
Units	0	100
Condition Adj	03	03 100

MARKET ADJUSTMENTS																																												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																																	
5750	04	714	118.6500	144.75	103,352	2002	2002	0	0	29.00	71.00																																	
4 REST/DRVTHRU 0% - 0 Heated Area: 714 HX Base Yr																																												
																																												
<table border="1"> <thead> <tr> <th>AREA TYPE</th> <th>TOTAL GROSS AREA</th> <th>PCT OF BASE</th> <th>YEAR</th> <th>TOT ADJ AREA</th> <th>SUBAREA MARKET VALUE</th> </tr> </thead> <tbody> <tr> <td>BAS</td> <td>220</td> <td>100</td> <td></td> <td>220</td> <td>22,610</td> </tr> <tr> <td>BAS</td> <td>220</td> <td>100</td> <td></td> <td>220</td> <td>22,610</td> </tr> <tr> <td>BAS</td> <td>274</td> <td>100</td> <td></td> <td>274</td> <td>28,160</td> </tr> <tr> <td>TOTALS</td> <td>714</td> <td></td> <td></td> <td>714</td> <td>73,380</td> </tr> </tbody> </table>															AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	220	100		220	22,610	BAS	220	100		220	22,610	BAS	274	100		274	28,160	TOTALS	714			714	73,380
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																							
BAS	220	100		220	22,610																																							
BAS	220	100		220	22,610																																							
BAS	274	100		274	28,160																																							
TOTALS	714			714	73,380																																							

COLUMBIA COUNTY PROPERTY			PAGE 4 of 4	1
VALUATION SUMMARY				STANDARD
VALUATION BY		Tax Group: 1 Tax Dist:		
BUILDING MARKET VALUE		1,483,045		
TOTAL MARKET OB/XF VALUE		45,465		
TOTAL LAND VALUE - MARKET		548,880		
TOTAL MARKET VALUE		2,077,390		
SOH/AGL Deduction		0		
ASSESSED VALUE		2,077,390		
TOTAL EXEMPTION VALUE		0		
BASE TAXABLE VALUE		2,077,390		
TOTAL JUST VALUE		2,077,390		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		2,079,457		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
1209/2222	1/31/2011	QC	U	I	11	0	
GRANTOR: DANIEL WIENER							
GRANTEE: LAKE CITY PLAZA LLC							
0802/2157	3/09/1995	WD	U	I	12	550,000	
GRANTOR: CG GULF PROPERTIES AS							
GRANTEE: DANIEL WIENER							

EXTRA FEATURES																
L	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																								
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=	W22 S10 E22 N10\$	BAS= S11 E7 N1 E6 N20 W6 N1 W7 S11\$
BAS=	N10 W22 S10 E22\$.	

TOTAL OB/XF																	0							