COMM NW COR OF SE1/4 OF SE1/4,
RUN S 221.16 FT, E 39.98 FT TO
A PT ON E R/W LINE CR-252-B,

ED DI BENEDETTO INC
225 FOX HUNT CRESCENT
SYOSSET, NY 11791

2026

10-4S-16-02864-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 70
Exterior Wall	18	CEMENT BRK 30
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		6 100
Frame	05	STEEL 100
Story Height		16 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Quality	05	05

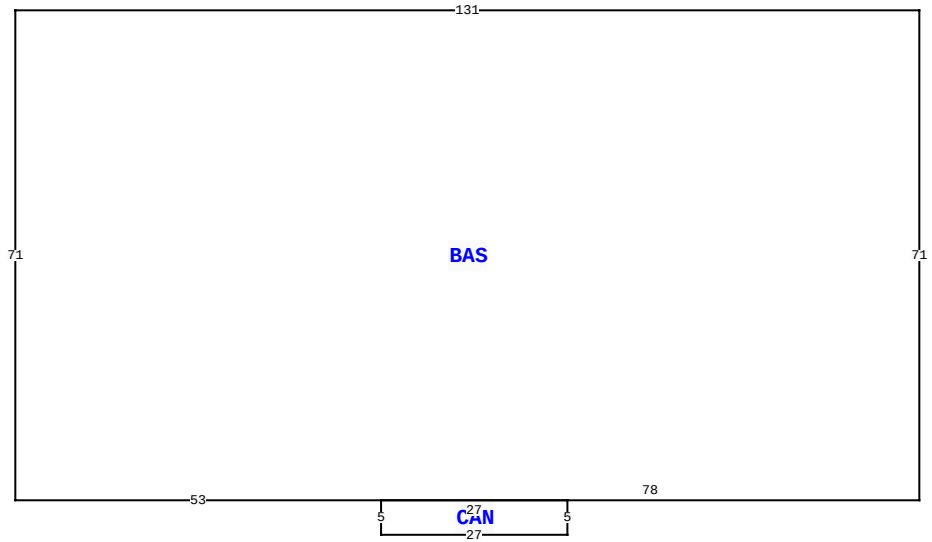
DOR CODE	1100	STORES/1 STORY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	10416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	9,301	100		9,301	440,521
CAN	135	30		40	1,895
TOTALS	9,436			9,341	442,416

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3600	04	9,341	98.9751	54.44	508,524	2011	2011	0	0	0	13.00	87.00

4 STORE DISC 0% - 0 Heated Area: 9301 HX Base Yr



2181 SW COUNTY ROAD 252B , LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	442,416
TOTAL MARKET OB/XF VALUE	37,722
TOTAL LAND VALUE - MARKET	138,165
TOTAL MARKET VALUE	618,303
SOH/AGL Deduction	0
ASSESSED VALUE	618,303
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	618,303
TOTAL JUST VALUE	618,303
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	623,388

LAND:1:1: ADJ;3 COMM PROP CORNER INF

XFOB:2:1: OLD HOUSE

SALE:1:1: 3.40 AC WITH IMP

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045517	Electrical Servic	10,000	09/21/2022
29236	COMMERCIAL	1,691	03/08/2011
12591	COMMERCIAL	30	05/30/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1274/0697	5/06/2014	WD	U	I	37	1,700,000
GRANTOR: HARPER DG PROPERTIES						
GRANTEE: ED DI BENEDETTO INC						
1209/2703	2/15/2011	WD	U	I	37	350,000
GRANTOR: SNG ENERGY INC						
GRANTEE: HARPER DG PROPERTIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W131 S71 E53 CAN= S5 E27 N5 W27$ E78 N71$.

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	0260	PAVEMENT-A	0	0	0	0	20,091.00	UT	1.60	1.60	100	2011	2011	3	100	32,146	
2	0166	CONC,PAVMT	0	0	0	0	2,478.00	UT	2.25	2.25	100	2011	2011	3	100	5,576	

LAND DESCRIPTION

TOTAL OB/XF 37,722

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	1100	C	STORE 1FLR	0		CI	0.00	0.00	1.51	AC		1.00	1.00	1.50	61,000.00	91,500.00	138,165							

REVIEW DATE 01/24/2024 BY JB Total Acres: 1.51 Total Land Value: 138,165 Market: 0 Agricultural: 0 Common: 138,165 PRINTED 11/04/2025 BY SYS