LOT 87 CALLAWAY S/D PHASE 3.
WD 1012-1409, WD 1032-2153.
WD 1313-1005

QUINLAN RAYMOND & DEBORAH L/QUINLAN DEBORAH L AS C
AS CO-TRUSTEES, 428 S COUNTRY ROAD
PATCHOGUE, NY 11772

2026

15-4S-16-03023-387

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07

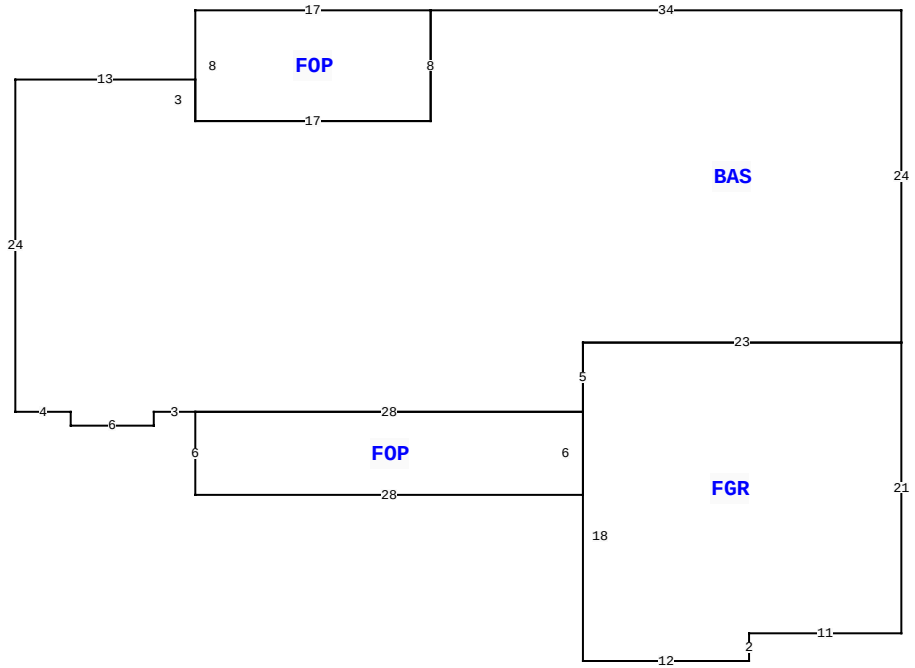
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 15416.050 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,546	100		1,546	173,846
FGR	507	55		279	31,373
FOP	136	30		41	4,610
FOP	168	30		50	5,622
TOTALS	2,357			1,916	215,451

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,916	127.0863	142.34	272,723	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 0% - 0 Heated Area: 1546 HX Base Yr



314 SW WILSHIRE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	215,451
TOTAL MARKET OB/XF VALUE	5,584
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	256,035
SOH/AGL Deduction	0
ASSESSED VALUE	256,035
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	256,035
TOTAL JUST VALUE	256,035
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	258,762

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046048	Roof Replacement	14,060	12/06/2022
21759	SFR	493	04/20/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1313/1005	4/11/2016	WD	U	I	30	100
GRANTOR: RAYMOND QUINLAN						
GRANTEE: RAYMOND QUINLAN & D						
1032/2153	12/02/2004	WD	Q	I		155,300
GRANTOR: SWEENEY						
GRANTEE: RAYMOND QUINLAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 FOP= W17 S8 E17 N8$ S8 W17 N3 W13 S24 E4 S1 E6 N1 E3 FOP= S6 E28 N6 W28$ E28 FGR= S18 E12 N2 E11 N21 W23 S5$ N5 E23 N24$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	0166	CONC,PAVMT	0	0	0	0	2,192.00	UT	2.00	2.00	100	2004	2004	3	100	4,384	

LAND DESCRIPTION

TOTAL OB/XF 5,584

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 06/21/2024 BY KS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2025 BY SYS