LOT 11 41 SOUTH BUSINESS PARK S/
WD 1478-2431,

TALLO PROPERTIES II LLC
88 STEWART ST
ROCHESTER, NY 14620

2025

17-4S-17-08423-111

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

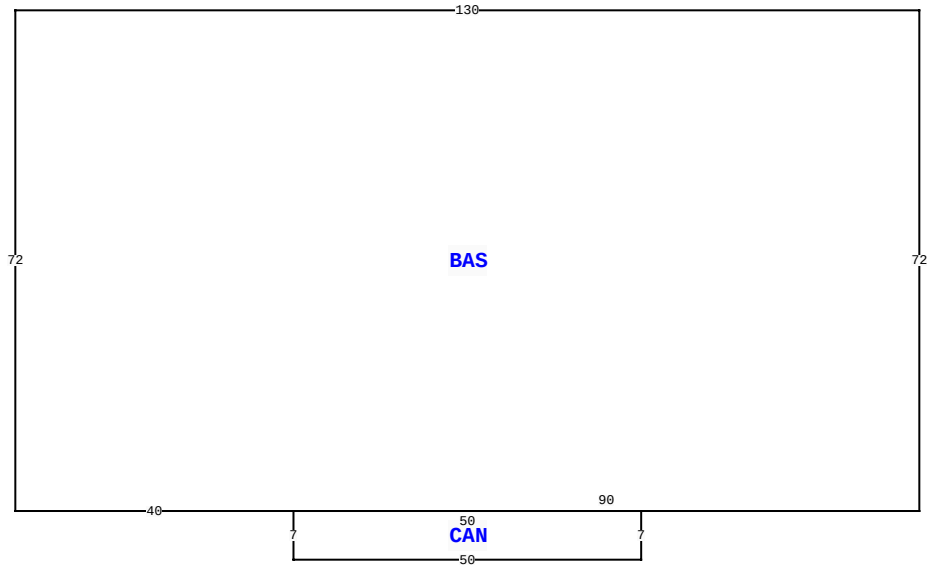
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 50
Exterior Wall	25	MOD METAL 50
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		6 100
Frame	05	STEEL 100
Story Height		14 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1100	STORES/1 STORY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	17417.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	9,360	100		9,360	434,416
CAN	350	30		105	4,873
TOTALS	9,710			9,465	439,290

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3600	04	9,465	102.9105	56.60	535,719	2007	2007	0	0	0	18.00	82.00

1 STORE DISC – 0% - 2023 Heated Area: 9360 HX Base Yr



3118 SW MAIN BLVD, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	439,290
TOTAL MARKET OB/XF VALUE	44,609
TOTAL LAND VALUE - MARKET	76,230
TOTAL MARKET VALUE	560,129
SOH/AGL Deduction	0
ASSESSED VALUE	560,129
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	560,129
TOTAL JUST VALUE	560,129
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	546,275

PERMIT NUM	DESCRIPTION	AMT	ISSUED
025397	COMMERCIAL	940	01/12/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1478/2431	11/07/2022	WD	U	I	37	1,375,000
GRANTOR: LAKE CITY DG I, LLC						
GRANTEE: TALLO PROPERTIES II						
1318/2095	7/08/2016	WD	U	I	37	960,000
GRANTOR: MUGGRIDGE & WIMBERLY						
GRANTEE: LAKE CITY DG I, LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W130 S72 E40 CAN= S7 E50 N7 W50$ E90 N72$.

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	0166	CONC,PAVMT	0	0	0	0	904.00	UT	3.00	3.00	100	2007	2007	3	100	2,712	
2	0260	PAVEMENT-A	0	0	0	0	20,312.00	UT	1.85	1.85	100	2007	2007	3	100	37,577	
3	0164	CONC BIN	0	0	20	18	360.00	UT	12.00	12.00	100	2008	2008	3	100	4,320	

LAND DESCRIPTION

TOTAL OB/XF 44,609

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		00	0.00	0.00	43,560.00	SF		1.00	1.00	1.00	1.75	1.75	76,230							

REVIEW DATE 02/07/2023 BY CP Total Acres: 1.00 Total Land Value: 76,230 Market: 0 Agricultural: 0 Common: 76,230 PRINTED 06/19/2025 BY SYS