

G&E CAPITAL LLC
83 SEARINGTOWN RD
ALBERTSON, NEW YORK 11507

36-3S-16-02611-018

BUILDING CHARACTERISTICS

ELEMENT CD

CONSTRUCTION

Exterior Wall

17 MSNRY STUC 100

Roof Structur

09 RIDGE FRME 100

Roof Cover

04 BUILT-UP 100

Interior Wall

05 DRYWALL 100

Interior Floo

15 HARDTILE 100

Ceiling

01 FIN.SUSPD 100

Air Condition

04 ROOF TOP 100

Heating Type

09 ENG F AIR 100

Fixtures

11 100

Frame

03 MASONRY 100

Story Height

12 100

RMS

3 100

Stories

1. 100

Units

0 100

Condition Adj

03 03 100

Quality

07 07

DOR CODE

2100 RESTAURANT/CAFE

MAP NUM

MKT AREA 06

NEIGHBORHOOD/LOC

36316.00 1.00/

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

192

100

192

18,960

BAS

973

100

973

96,086

BAS

1,199

100

1,199

118,404

CAN

284

30

85

8,394

TOTALS

2,648

2,449

241,845

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

1

0166

CONC, PAVMT

0

0

0

0

2,104.00

UT

1.50

1.50

100

2000

2000

3

100

3,156

2

0260

PAVEMENT -A

0

0

0

0

18,870.00

UT

0.63

0.63

100

2000

2000

3

100

11,888

3

0253

LIGHTING

0

0

0

0

5.00

UT

1,000.00

1,000.00

100

2000

2000

3

100

5,000

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

1

2100

C

RESTAURANT

0

CI

0.00

0.00

28,402.00

SF

1.00

1.00

1.25

15.00

18.75

532,538

REVIEW DATE

07/11/2023

BY

KS

Total Acres:

0.65

Total Land Value:

532,538

Market:

0

Agricultural:

0

Common:

532,538

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNC2

NORM

% COND

5700

04

2,449

139.4064

128.25

314,084

2000

2005

0

0

23.00

77.00

HEATED AREA: 2364

HX Base Yr

2383 W US HIGHWAY 90 , LAKE CITY

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/08/2024

MLU

TOTAL OB/XF

20,044

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 1

Tax Dist:

BUILDING MARKET VALUE

241,845

TOTAL MARKET OB/XF VALUE

20,044

TOTAL LAND VALUE - MARKET

532,538

TOTAL MARKET VALUE

794,427

SOH/AGL Deduction

0

ASSESSED VALUE

794,427

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

794,427

TOTAL JUST VALUE

794,427

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

800,708

PERMIT NUM

DESCRIPTION

AMT

ISSUED

47

REMODEL

50

03/20/2007

3729

REMODEL

50

05/11/2006

1770

COMMERCIAL

895

03/22/2000

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1457/2443

1/25/2022

WD U

I

37

1,760,000

GRANTOR: SUNSHINE CAR CARE LLC

GRANTEE: G&E CAPITAL LLC

1400/1425

12/04/2019

WD U

I

35

1,700,000

GRANTOR: T B OF STARKE INC

GRANTEE: SUNSHINE CAR CARE L

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 BAS= W16 S12 E16 N12\$ S12 W25 S25 W6 S8 BAS= S2 E2 S8 CAN= S19 E41 N19 W4 S15 W33 N15 W4\$ E4 S15 E33 N15 E7 N10 W7 N20 W13 S20 W26\$ E26 N20 E13 N25\$.