

2260 US HWY REALTY LLC
35 VILLAGE ROAD N
BROOKLYN, NY 11223

2026

36-3S-16-02621-000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY															
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1															
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND													
Exterior Wall	17	MSNRY STUC 100								5600	04	4,135	100.6310	77.49	320,421	2002	2002	0	0	0	29.00	71.00	VALUATION BY												
Roof Structur	04	WOOD TRUSS 100								1 RESTAURANT 0% - 0														STANDARD											
Roof Cover	03	COMP SHNGL 100								Heated Area: 3850														Tax Group: 2											
Interior Wall	05	DRYWALL 100								HX Base Yr														Tax Dist:											
Interior Floo	14	CARPET 50																						BUILDING MARKET VALUE											
Interior Floo	15	HARDTILE 50																						TOTAL MARKET OB/XF VALUE											
Ceiling	01	FIN.SUSPD 100																						TOTAL LAND VALUE - MARKET											
Air Condition	06	ENG CENTRL 100																						TOTAL MARKET VALUE											
Heating Type	09	ENG F AIR 100																						SOH/AGL Deduction											
Fixtures	12	100																						ASSESSED VALUE											
Frame	03	MASONRY 100																						TOTAL EXEMPTION VALUE											
Story Height		12 100																						BASE TAXABLE VALUE											
RMS		3 100																						TOTAL JUST VALUE											
Stories	1.	1. 100																						NCON VALUE											
Units		0 100																						INCOME VALUE											
Condition Adj	03	03 100																						PREVIOUS YEAR MKT VALUE											
Quality		05	05																					BLDG:1:1: BUILDING REMODELED											
DOR CODE		2100	RESTAURANT/CAFE																																
MAP NUM			MKT AREA																																
NEIGHBORHOOD/LOC		36316.00	1.00/																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	693	100		693	38,128																														
BAS	3,157	100		3,157	173,692																														
FST	570	50		285	15,680																														
TOTALS		4,420			4,135	227,499	2260 W US HIGHWAY 90 , LAKE CITY														BLD DATE														
EXTRA FEATURES																XF DATE										LGL DATE									
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	04/08/2024 MLU																	
1	0166	CONC, PAVMT	0	0	0	0	460.00	UT	2.00	2.00	100	2002	2002	3	100	920																			
2	0119	MASONRY WA	0	0	65	8	520.00	UT	5.00	5.00	100	2002	2002	3	100	2,600																			
3	0260	PAVEMENT-A	0	0	0	0	27,397.00	UT	1.10	1.10	80	2002	2002	3	80	24,109																			
LAND DESCRIPTION																TOTAL OB/XF										27,629									
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											
1	2100	C	RESTAURANT	0		CI	100.00	330.00	37,500.00	SF		1.00	1.00	1.00	15.00	15.00	562,500																		
2	2100	C	RESTAURANT	0		CI	0.00	0.00	14,000.00	SF		1.00	1.00	1.00	3.00	3.00	42,000																		
REVIEW DATE		07/11/2023	BY	KS	Total Acres: 1.18		Total Land Value: 604,500		Market: 0		Agricultural: 0		Common: 604,500		PRINTED 11/18/2025 BY SYS																				