C DIV: S1/2 OF SW1/4 BLOCK 43, B & W BY 52.50 FT N & S.

235 COLUMBIA REALTY LLC
35 VILLAGE RD N
BROOKLYN, NY 11223

2027

00-00-00-12764-000

BUILDING CHARACTERISTICS

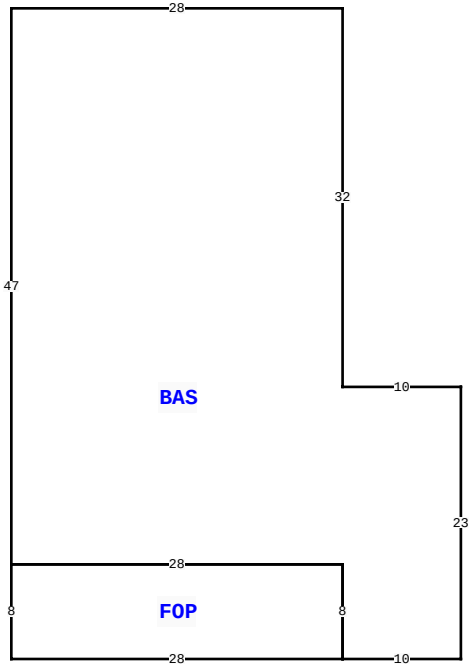
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	850317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,546	100		1,546	87,718
FOP	224	30		67	3,801
TOTALS	1,770			1,613	91,519

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,613	79.3560	87.29	140,799	1930	1970	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 1546 HX Base Yr



235 SW COLUMBIA AVE, LAKE CITY

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

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	0130	CLFENCE 5	0	0	0	0	1.00	UT	0.00	0.00	100	1996	1996	3	100	200	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	91,519
TOTAL MARKET OB/XF VALUE	300
TOTAL LAND VALUE - MARKET	9,417
TOTAL MARKET VALUE	101,236
SOH/AGL Deduction	0
ASSESSED VALUE	101,236
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	101,236
TOTAL JUST VALUE	101,236
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	102,903

PERMIT NUM	DESCRIPTION	AMT	ISSUED
216	MAINT/ALTR	50	06/05/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1536/2206	3/25/2025	QC	U	I	11	100
GRANTOR: WOO JAMES KIN BOR						
GRANTEE: 235 COLUMBIA REALTY						
0829/1277	10/11/1996	WD	Q	I		42,000
GRANTOR: MOREAU, ETAL						
GRANTEE: JAMES KIN BOR WOO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S47 FOP= S8 E28 N8W28$ E28 S8 E10 N23 W10 N32$.

LAND DESCRIPTION

TOTAL OB/XF 300

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		*RO	52.00	102.00	5,381.00	SF		1.00	1.00	1.00	1.75	1.75	9,417							

REVIEW DATE 11/03/2016 BY DF Total Acres: 0.12 Total Land Value: 9,417 Market: 0 Agricultural: 0 Common: 9,417 PRINTED 11/17/2026 BY SYS