E DIV: LOT 9 BLOCK 1 MURRAYS S/D
640-633, 766-979, WD 1029-1399,

ZAVALA MARIA HILDA/GRANADOS EDWIN E ZAVALA
88 ARLINGTON ST
SAINT JAMES, NY 11780

2026

00-00-00-12930-000

BUILDING CHARACTERISTICS

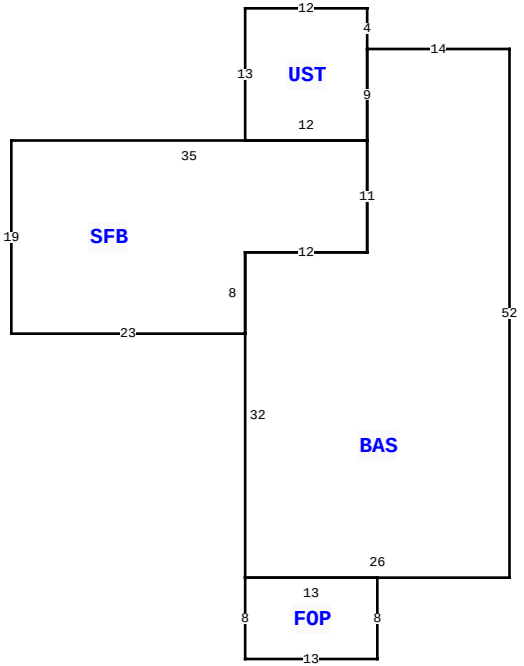
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 80
Exterior Wall	03	BELOW AVG. 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	860317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,112	100		1,112	57,123
FOP	104	30		31	1,593
SFB	569	80		455	23,373
UST	156	45		70	3,596
TOTALS	1,941			1,668	85,684

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,668	70.5600	79.03	131,822	1940	1940	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1681 HX Base Yr



975 SE REVA PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	85,684
TOTAL MARKET OB/XF VALUE	100
TOTAL LAND VALUE - MARKET	9,629
TOTAL MARKET VALUE	95,413
SOH/AGL Deduction	0
ASSESSED VALUE	95,413
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	95,413
TOTAL JUST VALUE	95,413
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	95,413

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1337/1167	5/17/2017	WD	Q	I	01	47,000
GRANTOR: COMITA & JUNIOR TERLO						
GRANTEE: MARIA H ZAVALA & ED						
1301/2764	9/30/2015	WD	Q	I	01	30,000
GRANTOR: RON ROBBINS						
GRANTEE: COMITA & JUNIOR TER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 UST= N4 W12 S13 E12 N9$ S9 SFB= W35 S19 E23 N8 E12 N11$ S11 W12 S32 FOP= S8E13 N8 W13$ E26 N52$.

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	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 100

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	-390.00	140.00	12,670.00	SF		1.00	1.00	0.80	0.95	0.76	9,629							

REVIEW DATE 12/07/2016 BY RP Total Acres: 0.29 Total Land Value: 9,629 Market: 0 Agricultural: 0 Common: 9,629 PRINTED 06/25/2026 BY SYS