

COMM NE COR OF NW1/4 OF NW1/4,
 RUN E 70.80 FT FOR POB, RUN N
 190.65 FT, E 450.72 FT, S

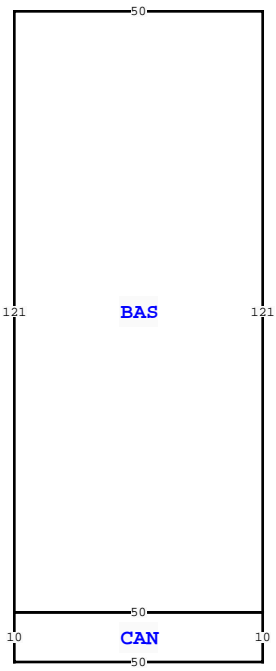
LAKE CITY PLAZA LLC
 PO BOX 460
 VALLEY STREAM, NY 11482

2026

05-4S-17-14241-000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	04	BUILT-UP	100
Interior Wall	05	DRYWALL	100
Interior Floo	06	VINYL ASB	100
Ceiling	01	FIN.SUSPD	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures		6	100
Frame	03	MASONRY	100
Story Height		12	100
RMS		0	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Quality	05	05	
DOR CODE	1600 COMMUNITY SHOPPING		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	870317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	6,050	100	
CAN	500	30	
TOTALS	6,550		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SHOP NBHD	0%	- 0									
				Heated Area:	6050			HX Base Yr				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			1,525,002
TOTAL MARKET OB/XF VALUE			83,375
TOTAL LAND VALUE - MARKET			891,930
TOTAL MARKET VALUE			2,500,307
SOH/AGL Deduction			211,404
ASSESSED VALUE			2,288,903
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			2,288,903
TOTAL JUST VALUE			2,500,307
NCON VALUE			1,500
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			2,079,457
BLDG:3:1: FARMER'S FURNITURE , PAINT ,BARBER SHOP			
LAND:1:1: 298900 SF			
SALE:1:1: LAKE CITY PLAZA(6.76 AC)SPECIAL WARRANTY			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045065	Remodel	250,000	07/28/2022
15-0939	ADDN COMM	0	10/30/2015
13-2858	ADDN COMM	75	12/16/2013
470	MAINT/ALTR	90	01/08/2008
2858	ADDN COMM	77	12/30/2003
2478	REMODEL	468	10/01/2002
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
1209/2222	1/31/2011	QC U	I 11
GRANTOR: DANIEL WIENER			
GRANTEE: LAKE CITY PLAZA LLC			
0802/2157	3/09/1995	WD U	I 12
GRANTOR: CG GULF PROPERTIES AS			
GRANTEE: DANIEL WIENER			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS= W50 S121 CAN= S10 E50 N10 W50\$ E50 N121\$.			

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0260	PAVEMENT-A	0	0	0	0	145,000.00	UT	1.00	1.00	50	0
2	0253	LIGHTING	0	0	0	0	6.00	UT	1,000.00	1,000.00	100	1993
3	0166	CONC,PAVMT	0	0	0	0	4,500.00	UT	1.50	1.50	50	1993
4	0118	RET WALLS	0	0	0	0	1.00	UT	0.00	0.00	100	2026

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	1600	C	SH CTR COM	0		00	614.00	431.00	6.86	AC		1.00

COMM NE COR OF NW1/4 OF NW1/4,
 RUN E 70.80 FT FOR POB, RUN N
 190.65 FT, E 450.72 FT, S

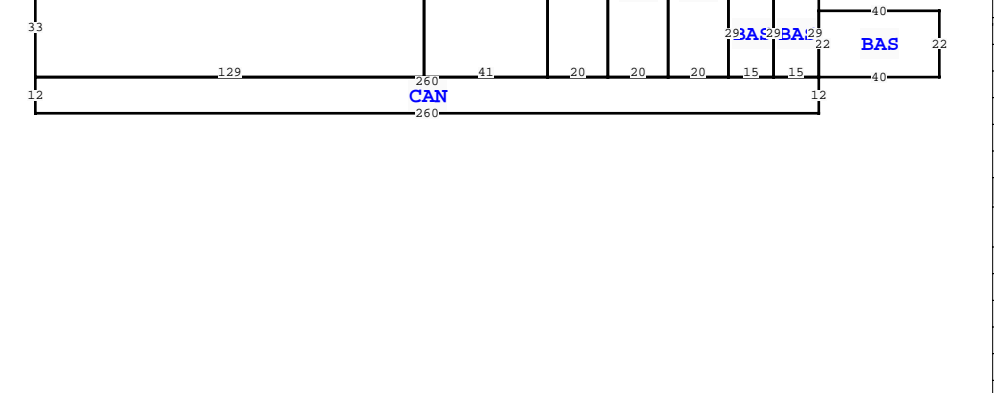
LAKE CITY PLAZA LLC
 PO BOX 460
 VALLEY STREAM, NY 11482

2026

05-4S-17-14241-000

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 70
Exterior Wall	17 MSNRY STUC 30
Roof Structure	09 RIDGE FRME 100
Roof Cover	04 BUILT-UP 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	08 SHT VINYL 30
Ceiling	01 FIN.SUSPD 100
Air Condition	06 ENG CENTRL 100
Heating Type	09 ENG F AIR 100
Fixtures	20 100
Frame	03 MASONRY 100
Story Height	14 100
RMS	0 100
Stories	1. 1. 100
Units	0 100
Condition Adj	03 03 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
2	SHOP NBHD	0%	- 0									
Heated Area: 24135 HX Base Yr												



Quality					
DOR CODE	COMMUNITY SHOPPING				
05	05				
1600	COMMUNITY SHOPPING				
MAP NUM	MKT AREA				
	06				
NEIGHBORHOOD/LOC	870317.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	435	100		435	10,007
BAS	435	100		435	10,007
BAS	880	100		880	20,244
BAS	1,140	100		1,140	26,224
BAS	1,200	100		1,200	27,605
BAS	1,200	100		1,200	27,605
BAS	1,600	100		1,600	36,806
BAS	4,324	100		4,324	99,469
BAS	12,921	100		12,921	297,235
CAN	3,120	30		936	21,532
TOTALS	30,681			26,783	616,116

** This building has 13 Sub-Areas

BLD DATE	LGL DATE	05/13/2026	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

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

TOTAL OB/XF												
0												

LAND DESCRIPTION																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

TOTAL OB/XF												
0												

COLUMBIA COUNTY PROPERTY		PAGE 2 of 4	1
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 1	Tax Dist:	
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TOTAL MARKET OB/XF VALUE			83,375
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TOTAL MARKET VALUE			2,500,307
SOH/AGL Deduction			211,404
ASSESSED VALUE			2,288,903
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			2,288,903
TOTAL JUST VALUE			2,500,307
NCON VALUE			1,500
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			2,079,457

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2479	REMODEL	500	09/20/2002
2303	COMMERCIAL	75	02/08/2002
2054	REMODEL	735	03/20/2001
1676	REMODEL	150	12/15/1999
1367	REMODEL	127	09/22/1998
1301	REMODEL	5	07/10/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1209/2222	1/31/2011	QC	U	I	11	0
GRANTOR: DANIEL WIENER						
GRANTEE: LAKE CITY PLAZA LLC						
0802/2157	3/09/1995	WD	U	I	12	550,000
GRANTOR: CG GULF PROPERTIES AS						
GRANTEE: DANIEL WIENER						

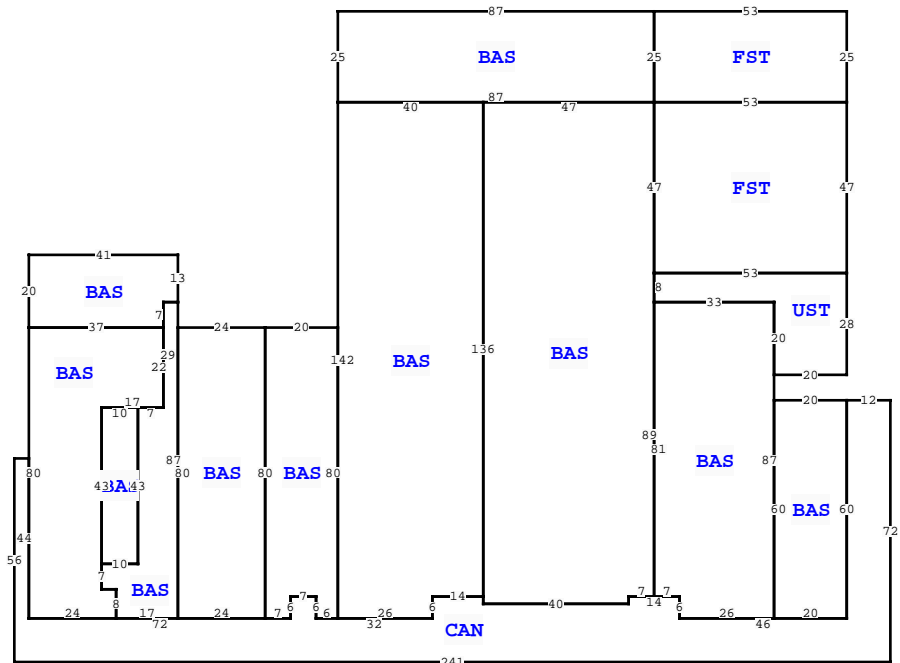
BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[ORIG=-171,0] N109 W114 S76 W15 S33 E129 \$												
BAS=[ORIG=-130,0] N80 W5 N29 W36 S109 E41 \$												
CAN=[ORIG=-40,0] S12 W260 N12 E260 \$												
FST=[ORIG=-171,-109] N24 W129 S24 E129 \$												
BAS=[ORIG=-110,0] N80 W20 S80 E20 \$												
BAS=[ORIG=-70,0] N60 W20 S60 E20 \$												
BAS=[ORIG=-90,0] N60 W20 S60 E20 \$												
BAS=[ORIG=-285,-109] W15 S76 E15 N76 \$												
BAS=[ORIG=0,0] N22 W40 S22 E40 \$												
BAS=[ORIG=-40,0] N29 W15 S29 E15 \$												
BAS=[ORIG=-55,0] N29 W15 S29 E15 \$												
FST=[ORIG=-40,-29] N11 W15 S11 E15 \$												

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 70
Exterior Wall	17 MSNRY STUC 30
Roof Structure	09 RIDGE FRME 100
Roof Cover	04 BUILT-UP 100
Interior Wall	05 DRYWALL 100
Interior Floor	08 SHT VINYL 80
Interior Floor	14 CARPET 20
Ceiling	01 FIN.SUSPD 100
Air Condition	06 ENG CENTRL 100
Heating Type	09 ENG F AIR 100
Fixtures	20 100
Frame	03 MASONRY 100
Story Height	14 100
RMS	0 100
Stories	1. 1. 100
Units	0 100
Condition Adj	03 03 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
3	SHOP NBHD	0%	- 0									

Heated Area: 25850 HX Base Yr



COLUMBIA COUNTY PROPERTY		PAGE 3 of 4	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	1,525,002		
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ASSESSED VALUE	2,288,903		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	2,288,903		
TOTAL JUST VALUE	2,500,307		
NCON VALUE	1,500		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	2,079,457		

Quality		05 05	
DOR CODE		1600 COMMUNITY SHOPPING	
MAP NUM		MKT AREA 06	
NEIGHBORHOOD/LOC		870317.00 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	430	100	
BAS	792	100	
BAS	872	100	
BAS	1,200	100	
BAS	1,558	100	
BAS	1,920	100	
BAS	2,006	100	
BAS	2,175	100	
BAS	2,829	100	
BAS	5,596	100	
TOTALS	34,648		

** This building has 15 Sub-Areas
 945 SW MAIN BLVD, LAKE CITY

BLD DATE	LGL DATE	05/13/2026	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1235	REMODEL	60	05/08/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1209/2222	1/31/2011	QC	U	I	11	0

GRANTOR: DANIEL WIENER
 GRANTEE: LAKE CITY PLAZA LLC
 0802/2157 3/09/1995 WD U I 12 550,000
 GRANTOR: CG GULF PROPERTIES AS
 GRANTEE: DANIEL WIENER

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

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS=[ORIG=-53,54] N89 N47 W47 S136 S2 E40 N2 E7 \$														
BAS=[ORIG=-100,54] N136 W40 S142 E26 N6 E14 \$														
CAN=[ORIG=0,0] E12 S72 W241 N56 E4 S44 E72 N6 E7 S6 E32 N6 E14 S2 E40 N2 E14 S6 E46 N60 \$														
BAS=[ORIG=-20,60] N87 W33 S81 E7 S6 E26 \$														
FST=[ORIG=-53,-35] E53 N47 W53 S47 \$														
BAS=[ORIG=-53,-82] N25 W87 S25 E87 \$														
BAS=[ORIG=-205,45] N43 E17 N22 W37 S80 E24 N8 W4 N7 \$														
BAS=[ORIG=-160,60] N80 W24 S80 E24 \$														
BAS=[ORIG=-140,60] N80 W20 S80 E7 N6 E7 S6 E6 \$														
FST=[ORIG=-53,-82] E53 N25 W53 S25 \$														
BAS=[ORIG=0,0] W20 S60 E20 N60 \$														

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

