

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

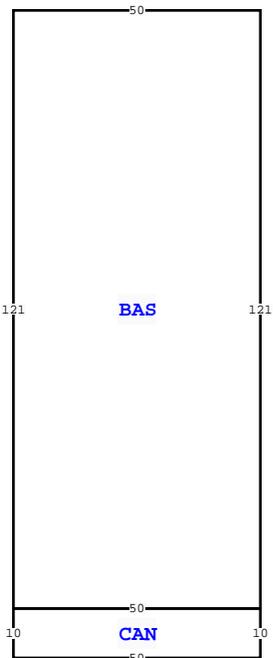
LAKE CITY PLAZA LLC
 PO BOX 460
 VALLEY STREAM, NY 11482

2026

05-4S-17-14241-000


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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
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	1,571,486		
TOTAL MARKET OB/XF VALUE	83,375		
TOTAL LAND VALUE - MARKET	857,625		
TOTAL MARKET VALUE	2,512,486		
SOH/AGL Deduction	223,583		
ASSESSED VALUE	2,288,903		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	2,288,903		
TOTAL JUST VALUE	2,512,486		
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	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0260	PAVEMENT-A	0	0	0	0	145,000.00	UT	1.00	1.00	50	0	0	3	50	72,500	
2	0253	LIGHTING	0	0	0	0	6.00	UT	1,000.00	1,000.00	100	1993	1993	3	100	6,000	
3	0166	CONC,PAVMT	0	0	0	0	4,500.00	UT	1.50	1.50	50	1993	1993	3	50	3,375	
4	0118	RET WALLS	0	0	0	0	1.00	UT	0.00	0.00	100	2026	2025		100	1,500	

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
1	1600	C	SH CTR COM	0		00	614.00	431.00	6.86	AC		1.00	1.00	1.00	125,000.00	125,000.00	857,625							

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

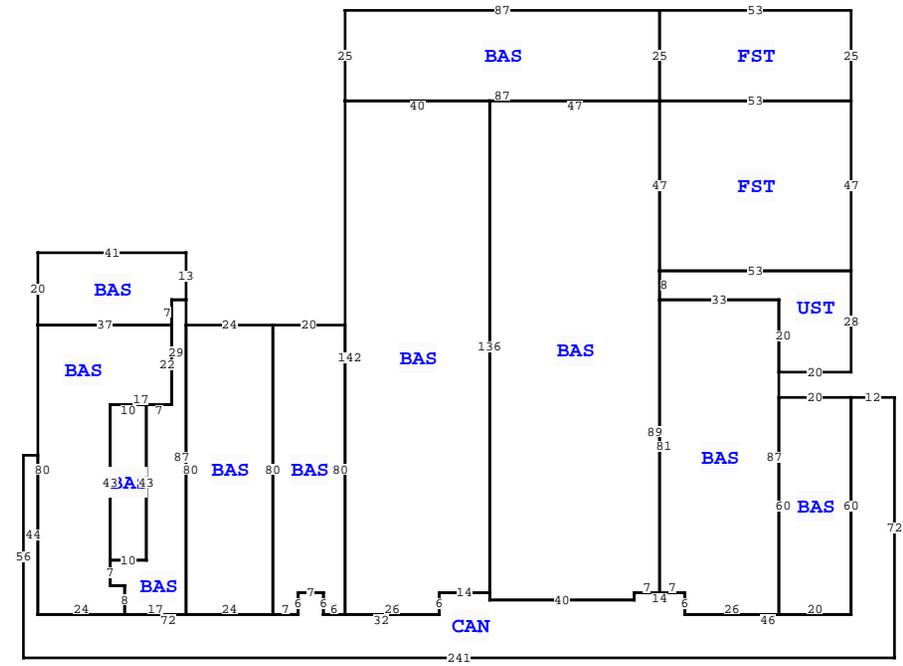
LAKE CITY PLAZA LLC
 PO BOX 460
 VALLEY STREAM, NY 11482

2026

05-4S-17-14241-000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	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
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		
			29,335
			687,730

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:		
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TOTAL MARKET VALUE		2,512,486	
SOH/AGL Deduction		223,583	
ASSESSED VALUE		2,288,903	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		2,288,903	
TOTAL JUST VALUE		2,512,486	
NCON VALUE		1,500	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		2,079,457	

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						

** This building has 15 Sub-Areas

BLD DATE	LGL DATE
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
945 SW MAIN BLVD, LAKE CITY																

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
0																								

