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

2027

05-4S-17-14241-000

BUILDING CHARACTERISTICS

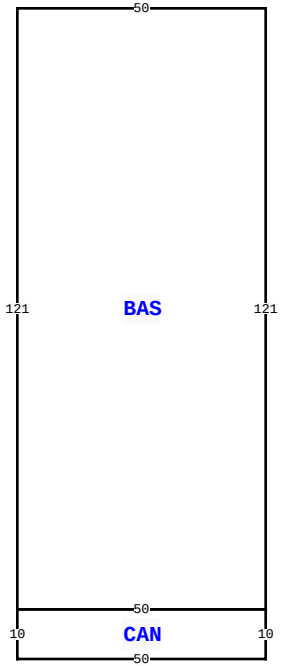
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		6 100
Frame	03	MASONRY 100
Story 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,050	100		6,050	162,836
CAN	500	30		150	4,038
TOTALS	6,550			6,200	166,873

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3800	04	6,200	82.8200	53.83	333,746	1969	1969	0	0	0	50.00	50.00

1 SHOP NBHD 0% - 0 Heated Area: 6050 HX Base Yr



945 SW MAIN BLVD, LAKE CITY

BLD DATE		LGL DATE	05/13/2026 MLU
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	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	

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	0
ASSESSED VALUE	2,500,307
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,500,307
TOTAL JUST VALUE	2,500,307
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,500,307

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 / 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

BUILDING DIMENSIONS

BAS= W50 S121 CAN= S10 E50 N10 W50$ E50 N121$.

LAND DESCRIPTION

TOTAL OB/XF 83,375

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	1600	C	SH CTR COM	0		00	614.00	431.00	6.86	AC		1.00	1.00	1.00	130,000.00	130,000.00	891,930							

REVIEW DATE 08/11/2022 BY ME Total Acres: 6.86 Total Land Value: 891,930 Market: 0 Agricultural: 0 Common: 891,930 PRINTED 11/16/2026 BY SYS

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

2027

05-4S-17-14241-000

BUILDING CHARACTERISTICS

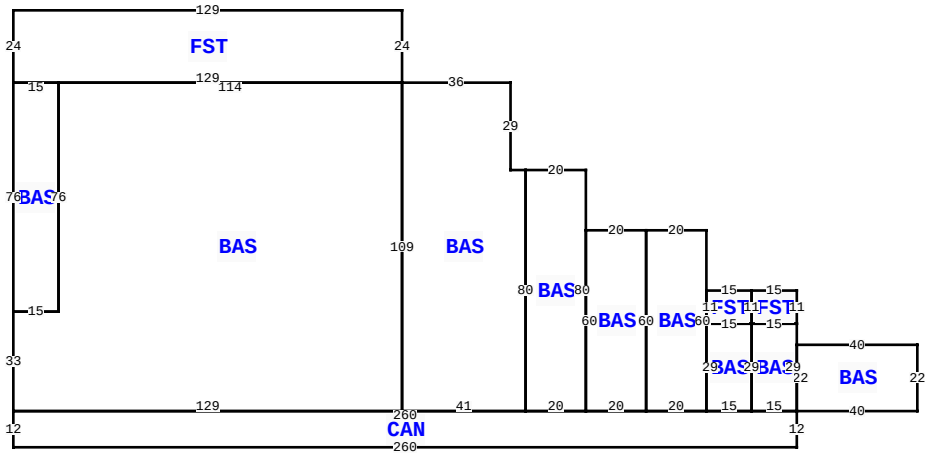
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	17	MSNRY STUC 30
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	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
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	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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
3800	04	26,783	88.4782	57.51	1,540,290	1961	1969	0	0	10	50.00	40.00

2 SHOP NBHD 0% - 0 Heated Area: 24135 HX Base Yr



** This building has 13 Sub-Areas

945 SW MAIN BLVD, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 4 1

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	0
ASSESSED VALUE	2,500,307
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,500,307
TOTAL JUST VALUE	2,500,307
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,500,307

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

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 $

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 08/11/2022 BY ME Total Acres: 6.86 Total Land Value: 891,930 Market: 0 Agricultural: 0 Common: 891,930 PRINTED 11/16/2026 BY SYS

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

2027

05-4S-17-14241-000

BUILDING CHARACTERISTICS

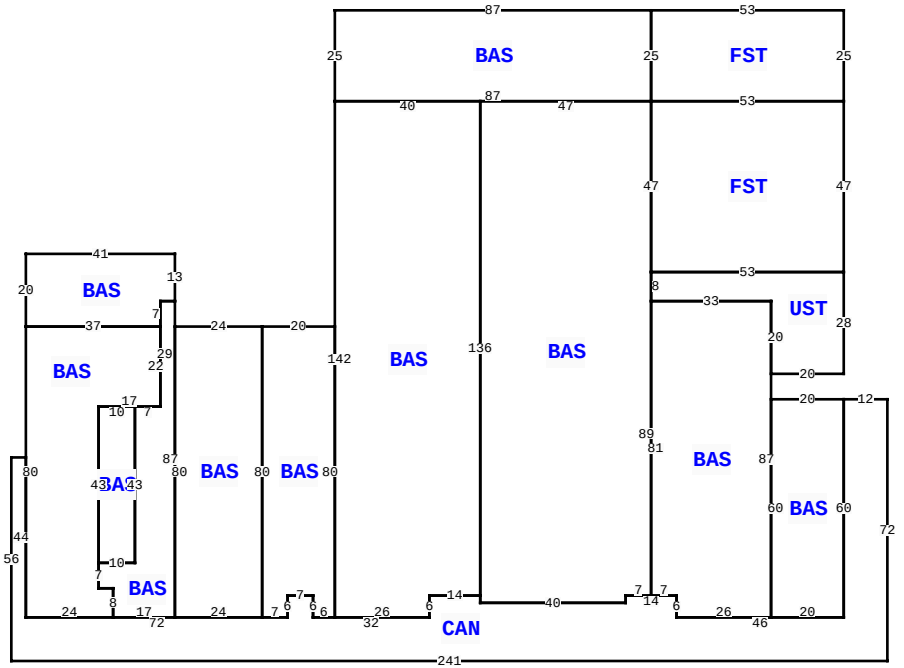
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	17	MSNRY STUC 30
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	430	100		430	9,780
BAS	792	100		792	18,013
BAS	872	100		872	19,833
BAS	1,200	100		1,200	27,293
BAS	1,558	100		1,558	35,435
BAS	1,920	100		1,920	43,668
BAS	2,006	100		2,006	45,624
BAS	2,175	100		2,175	49,468
BAS	2,829	100		2,829	64,343
BAS	5,596	100		5,596	127,276
TOTALS	34,648			29,335	667,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
3800	04	29,335	87.4808	56.86	1,667,988	1961	1969	0	0	10	50.00	40.00

3 SHOP NBHD 0% - 0 Heated Area: 25850 HX Base Yr



** This building has 15 Sub-Areas

945 SW MAIN BLVD, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 3 of 4 — 1

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	0
ASSESSED VALUE	2,500,307
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,500,307
TOTAL JUST VALUE	2,500,307
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,500,307

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						

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 $

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 08/11/2022 BY ME Total Acres: 6.86 Total Land Value: 891,930 Market: 0 Agricultural: 0 Common: 891,930 PRINTED 11/16/2026 BY SYS

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

2027

05-4S-17-14241-000

BUILDING CHARACTERISTICS

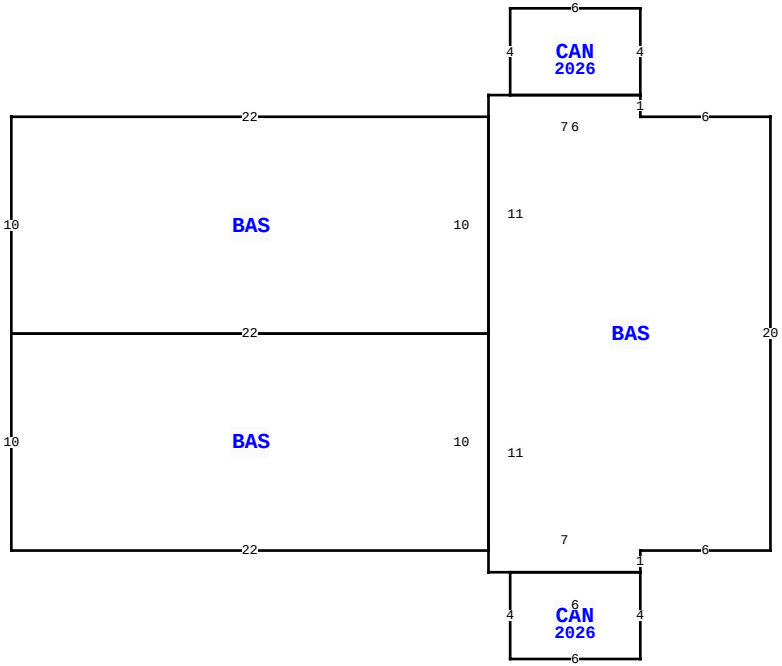
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		4 100
Frame	02	WOOD FRAME 100
Story Height		10 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	220	100		220	22,610
BAS	220	100		220	22,610
BAS	274	100		274	28,160
CAN	24	30	2026	7	719
CAN	24	30	2026	7	719
TOTALS	762			728	74,818

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5750	04	728	118.6500	144.75	105,378	2002	2002	0	0	0	29.00	71.00

4 REST/DRVTHRU 0% - 0 Heated Area: 714 HX Base Yr



945 SW MAIN BLVD, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 4 of 4 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	1,525,002
TOTAL MARKET OB/XF VALUE	83,375
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SOH/AGL Deduction	0
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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,500,307
TOTAL JUST VALUE	2,500,307
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,500,307

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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

BUILDING DIMENSIONS

BAS=[ORIG=0,0] S11 E7 N1 E6 N20 W6 N1 W7 S11 $
BAS=[ORIG=0,0] W22 S10 E22 N10 $
BAS=[ORIG=0,0] N10 W22 S10 E22 $
CAN=[YR=2026;ORIG=7,11] S4 W6 N4 E6 $
CAN=[YR=2026;ORIG=1,-11] N4 E6 S4 W6 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 08/11/2022 BY ME Total Acres: 6.86 Total Land Value: 891,930 Market: 0 Agricultural: 0 Common: 891,930 PRINTED 11/16/2026 BY SYS