

LOT 14 TUSTENUGGEE RIDGE S/D.  
769-743, 904-462, 948-1616, 971-

ZACZYK JOSPEH III  
10518 103RD AVE  
OZONE PARK, NY 11417

**2026**

07-6S-17-09621-114  
COLUMBIA COUNTY PROPERTY PAGE 1 of 2

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD	DESCRIPTION	CONSTRUCTION
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LAM/VNLPLK	90
Interior Floo	15	HARDTILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Stories	1.	1.	100
Architctual Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	0202	MOBILE HOME/M HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	7617.0100	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,280	100	
TOTALS	2,280		2,280 224,193

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
2	MANUF	2	100% - 2023		266,897	2017	2017	0	0	16.00	84.00	Heated Area: 2280 HX Base Yr 2023		
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <span style="position: absolute; top: 0; left: 50%; transform: translate(-50%, 0);">76</span> <span style="position: absolute; bottom: 0; left: 50%; transform: translate(-50%, 0);">76</span> <span style="position: absolute; left: 0; top: 50%; transform: translate(0, -50%);">30</span> <span style="position: absolute; right: 0; top: 50%; transform: translate(0, -50%);">30</span> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%);">BAS</div> </div>														
11640 SW TUSTENUGGEE AVE, FORT WHITE														
				BLD DATE					LGL DATE	05/07/2026 MLU				
				XF DATE					LAND DATE					
				INC DATE					AG DATE					

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		486,182
TOTAL MARKET OB/XF VALUE		20,500
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		571,682
SOH/AGL Deduction		368,195
ASSESSED VALUE		203,487
TOTAL EXEMPTION VALUE	DH DHB HX HB	102,822
BASE TAXABLE VALUE		100,665
TOTAL JUST VALUE		571,682
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		559,908

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046404	Electrical Servic	0	01/30/2023
000045539	Mobile Home		09/22/2022
36032	M H	375	11/27/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1564/1586	3/23/2026	WD	Q	I	01	490,000
GRANTOR: QUINTERO MARY						
GRANTEE: ZACZYK JOSPEH III						
1466/624	5/05/2022	WD	Q	I	01	225,000
GRANTOR: PETERS MARY						
GRANTEE: QUINTERO MARY						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W76 S30 E76 N30\$.	

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	0294	SHED WOOD/	0	100	0	0	0	0.00	0.00	100	2013	2013	3	100	1,800	
2	0166	CONC, PAVMT	0	100	0	0	0	0.00	0.00	100	2013	2013	3	100	300	
3	9945	Well/Sept	0	100	0	0	0	7,000.00	7,000.00	100			3	100	7,000	
4	0031	BARN, MT AE	0	100	20	40	0	800.00	9.00	100	2013	2013	3	100	7,200	
5	0190	FPLC PF	0	100	0	0	0	1,200.00	1,200.00	100	2022	2017		100	1,200	
6	9947	Septic	0	100	0	0	0	3,000.00	3,000.00	100	2023	2022		100	3,000	
TOTAL OB/XF 20,500																

LAND DESCRIPTION										TOTAL OB/XF 20,500														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	100		A-1	319.00	683.00	0.80	LT		1.00	1.00	1.00	65,000.00	65,000.00	52,000							
2	0200	C	MBL HM	100		A-1			0.20	LT		1.00	1.00	1.00	65,000.00	65,000.00	13,000							

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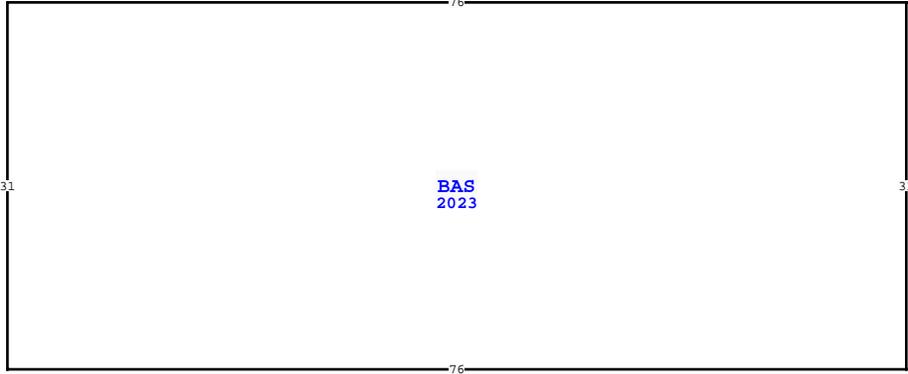
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[Barcode]

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 02

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
2020	02	2,356	113.5000	114.64	270,092	2023	2023	0	0	0	3.00	97.00		
3 MANUF 2		100% - 2023		Heated Area: 2356				HX Base Yr 2023						



COLUMBIA COUNTY PROPERTY			PAGE 2 of 2	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3			Tax Dist:	
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TOTAL MARKET VALUE			571,682	
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ASSESSED VALUE			203,487	
TOTAL EXEMPTION VALUE			102,822	
BASE TAXABLE VALUE			100,665	
TOTAL JUST VALUE			571,682	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			559,908	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2023	2,356	261,989
TOTALS	2,356			2,356	261,989

NEIGHBORHOOD/LOC		7617.0100 1.00/	
11640 SW TUSTENUGGEE AVE, FORT WHITE			
BLD DATE		LGL DATE	05/07/2026
XF DATE		LAND DATE	MLU
INC DATE		AG DATE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
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GRANTOR: QUINTERO MARY						
GRANTEE: ZACZYK JOSPEH III						
1466/624	5/05/2022	WD	Q	I	01	225,000
GRANTOR: PETERS MARY						
GRANTEE: QUINTERO MARY						

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

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2023;ORIG=-1,10] E76 S31 W76 N31 \$													

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			