LOT 9 HUNTINGTON AT WOODCREST
S/D. ORB 819-2235, 838-1204,
918-2287, ORD AMEND DC 1131-

WU XUE FAN/WU CUI ZHEN
1588 W 7TH ST
BROOKLYN, NY 11204

**2027**

**11-4S-16-02905-209**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0100 | SINGLE FAMILY |

MAP NUM | MKT AREA 06

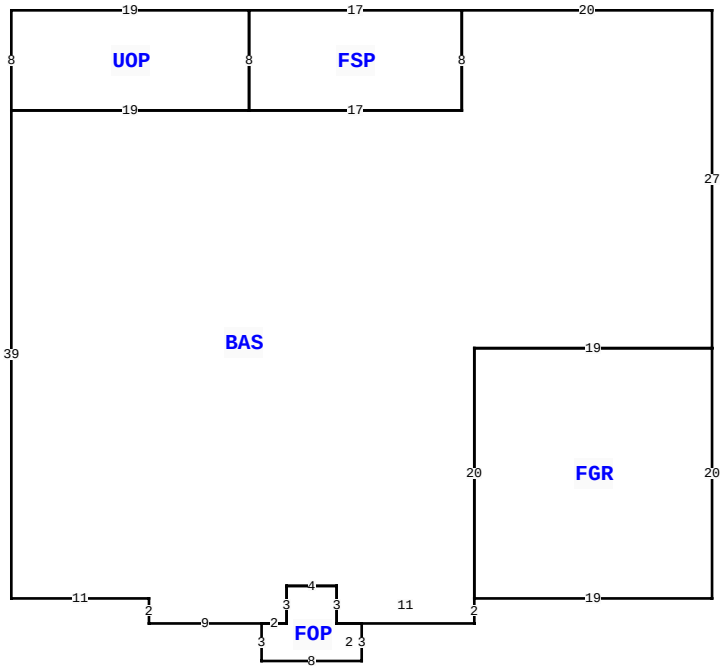
NEIGHBORHOOD/LOC 11416.050 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,004 | 100 | | 2,004 | 179,826 |
| FGR | 380 | 55 | | 209 | 18,755 |
| FOP | 36 | 30 | | 11 | 987 |
| FSP | 136 | 40 | | 54 | 4,846 |
| UOP | 152 | 20 | | 30 | 2,692 |
| TOTALS | 2,708 | | | 2,308 | 207,105 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,308 | 113.2960 | 124.63 | 287,646 | 1997 | 1997 | 0 | 0 | 0 | 28.00 | 72.00 |

1 SINGLE FAM 0% - 0 Heated Area: 2004 HX Base Yr




341 SW HUNTINGTON GLN, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 04/14/2026 MLU
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 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1,328.00 | UT | 1.50 | 1.50 | 100 | 1997 | 1997 | 3 | 100 | 1,992 | |
| 2 | 0296 | SHED METAL | 0 | 0 | 8 | 12 | 96.00 | UT | 5.00 | 5.00 | 100 | 1997 | 1997 | 3 | 100 | 480 | |
| 3 | 0169 | FENCE/WOOD | 0 | 0 | 0 | 0 | 240.00 | UT | 7.50 | 7.50 | 60 | 1997 | 1997 | 3 | 60 | 1,080 | |
| 4 | 0070 | CARPORT UF | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 200 | |
| 5 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 1,500 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 207,105 |
| TOTAL MARKET OB/XF VALUE | 5,252 |
| TOTAL LAND VALUE - MARKET | 35,000 |
| TOTAL MARKET VALUE | 247,357 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 247,357 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 247,357 |
| TOTAL JUST VALUE | 247,357 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 251,113 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000049095 | Roof Replacement | 15,390 | 01/26/2024 |
| 12453 | SFR | 330 | 04/25/1997 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1396/0092 | 9/24/2019 | QC | U | I | 30 | 100 |
| GRANTOR: CUI ZHEN WU | | | | | | |
| GRANTEE: XUE FAN WU | | | | | | |
| 1396/0089 | 9/23/2019 | WD | U | I | 30 | 100 |
| GRANTOR: CUI ZHEN & JIN XUAN W | | | | | | |
| GRANTEE: CUI ZHEN WU | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W19 S39 E11 S2 E9 FOP= S3 E8 N3 W2 N3 W4 S3 W2$ E2 N3E4 S3 E11 N2 FGR= E19 N20 W19S20$ N20 E19 N27 W20 FSP= W17 UOP= W19 S8 E19 N8$ S8 E17 N8$ S8 W17$.

## LAND DESCRIPTION

TOTAL OB/XF 5,252

| 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 | | 00 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | |

REVIEW DATE 02/12/2024 BY JS Total Acres: 0.75 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS