LOT 1 RIVERS MANOR S/D UNIT 1 & S 125 FT, W 348.50 FT, N 125 FT, POB.

SERRAS SPENCER
84 SHERRY HILL LN
MANHASSET, NY 11030

2027

12-5S-16-03602-001

BUILDING CHARACTERISTICS

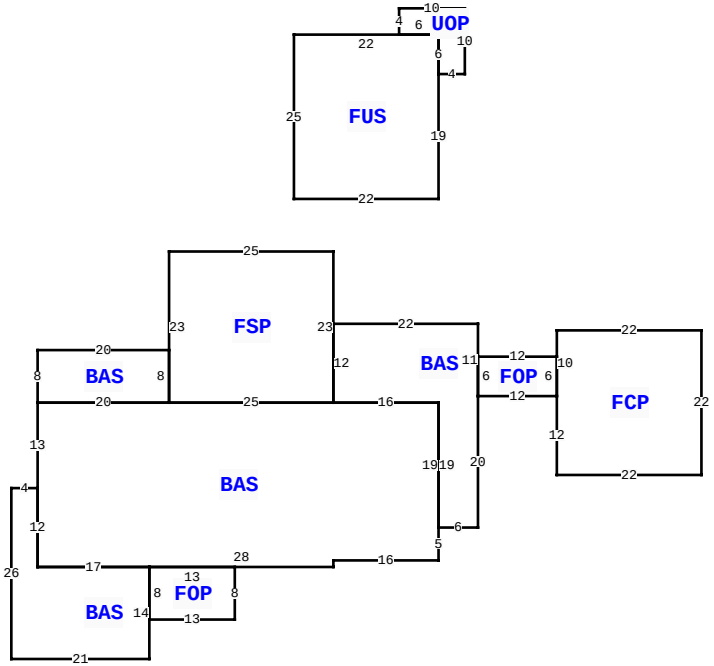
ELEMENT	CD	CONSTRUCTION
Exterior Wall	21	STONE 80
Exterior Wall	10	ABOVE AVG. 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	12516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	160	100		160	14,975
BAS	342	100		342	32,009
BAS	378	100		378	35,378
BAS	1,509	100		1,509	141,233
FCP	484	25		121	11,325
FOP	72	30		22	2,059
FOP	104	30		31	2,902
FSP	575	40		230	21,527
FUS	550	100		550	51,477
UOP	64	20		13	1,217
TOTALS	4,238			3,356	314,100

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,356	130.9019	143.99	483,230	1983	1983	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2939 HX Base Yr



518 SW LITTLE RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 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	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1987	1987	3	40	14,336	
2	0030	BARN,MT	0	100	40	50	2,000.00	UT	12.00	12.00	100	2005	2005	3	100	24,000	
3	0166	CONC,PAVMT	0	100	4	70	280.00	UT	2.00	2.00	100	2004	2004	3	100	560	
4	0030	BARN,MT	0	100	28	34	1.00	UT	30,000.00	30,000.00	100	2026	2025		100	30,000	
5	0166	CONC,PAVMT	0	100	18	130	2,340.00	UT	2.00	2.00	100	2004	2004	3	100	4,680	
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	3,325.00	3,325.00	100	2026	2025		100	3,325	
7	0166	CONC,PAVMT	0	100	18	21	378.00	UT	2.00	2.00	100	2004	2004	3	100	756	
8	0169	FENCE/WOOD	0	100	0	0	473.00	UT	7.50	7.50	100	2004	2004	3	100	3,548	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		314,100
TOTAL MARKET OB/XF VALUE		81,205
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		470,305
SOH/AGL Deduction		115,472
ASSESSED VALUE		354,833
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		303,422
TOTAL JUST VALUE		470,305
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		476,020

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052931	Roof Replacement	26,767	04/24/2025
23165	STORAGE	150	05/18/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1577/1781	9/09/2026	WD	Q	I	01	849,000
GRANTOR: SIMQUE DAVID J						
GRANTEE: SERRAS SPENCER						
0955/0413	5/07/2002	WD	U	V	08	18,000
GRANTOR: DEAS BULLARD						
GRANTEE: DAVID & JULI SIMQUE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= E6 N20 FOP= E12 FCP= S12 E22 N22 W22 S10$ N6 W12 S6$ N11 W22 S12 E16 S19 $ BAS= N19 W16 FSP= N23 W25 S23 E25$ W25 BAS= N8 W20 S8 E20$ W20 S13 BAS= W4 S26 E21 N14 W17 N12$ S12 E17 FOP= S8 E13 N8 W13$ E28 N1 E16 N5$ PTR= N50 FUS= N19 UOP= E4 N10 W10 S4 E6 S6$ N6 W22 S25 E22$ S50$.

LAND DESCRIPTION

TOTAL OB/XF 81,205

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	100		A-1	125.00	348.00	1.00	AC		1.00	1.00	1.00	20,000.00	20,000.00	20,000							
2	0700	C	MISC RES	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 01/14/2026 BY JB Total Acres: 5.01 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 11/17/2026 BY SYS