COMM SE COR SEC, RUN N 1417.87 F
N 778.5 FT, W 734 FT TO POB, CON
N 210 FT, E 150 FT, S 210 FT TO

JABLONSKI EDWARD J/JABLONSKI LINDA S
4796 CALIFORNIA RD
ORCHARD PARK, NY 14127

2027

18-4S-17-08479-108

BUILDING CHARACTERISTICS

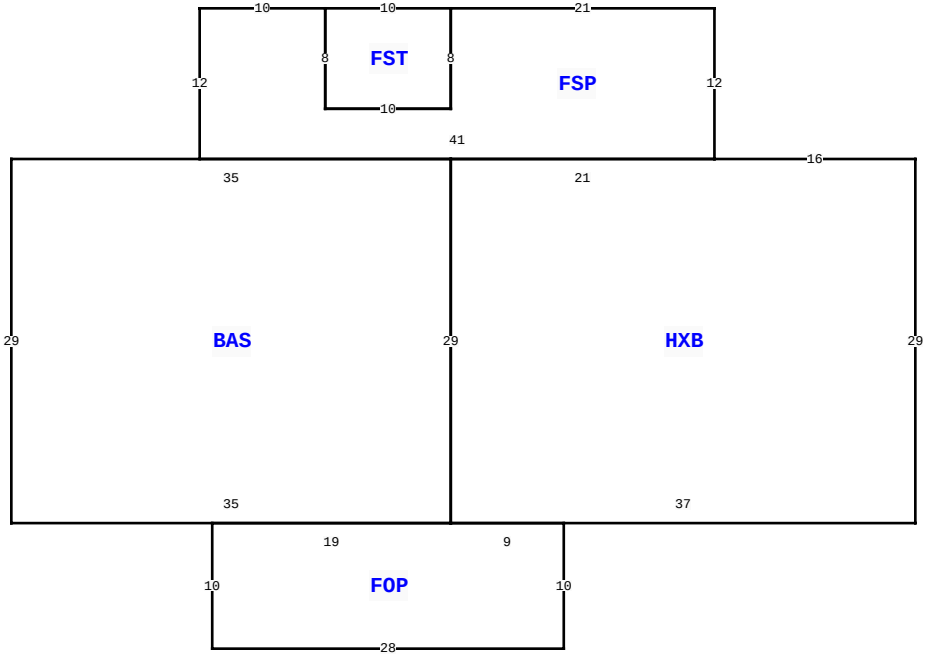
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	1.	1. 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0800	MULTI-FAM <10
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	18417.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,015	100		1,015	60,104
FOP	280	30		84	4,974
FSP	412	40		165	9,771
FST	80	55		44	2,606
HXB	1,073	100		1,073	63,539
TOTALS	2,860			2,381	140,994

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	2,381	117.4160	102.15	243,219	1984	1984	0	0	0	42.03	57.97

1 DUPLEX 0% - 2022 Heated Area: 2088 HX Base Yr



313 SW HUDSON LN, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0296	SHED METAL	0	0	10	12	120.00	UT	5.00	5.00	100	1993	1993	3	100	600	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	140,994
TOTAL MARKET OB/XF VALUE	1,800
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	167,794
SOH/AGL Deduction	0
ASSESSED VALUE	167,794
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	167,794
TOTAL JUST VALUE	167,794
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	167,794

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1166/1155	1/28/2009	LE	U	I	18	100
GRANTOR: GENEVIEVE CMIECH AS T						
GRANTEE: EDWARD J & LINDA S						
0530/0511	2/01/1984	WD	Q	I		70,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

HXB= W16 FSP= N12 W21 FST= W10 S8 E10 N8$ S8 W10 N8 W10 S12 E41$ W21 S29 BAS= N29 W35 S29 E35$ FOP= W19 S10 E28 N10 W9$ E37 N29$.

LAND DESCRIPTION

TOTAL OB/XF 1,800

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	0800	C	MULTI-FAM	0		00	0.00	0.00	0.50	LT		1.00	1.00	1.00	25,000.00	25,000.00	12,500							
2	0800	C	MULTI-FAM	0			0.00	0.00	0.50	LT		1.00	1.00	1.00	25,000.00	25,000.00	12,500							

REVIEW DATE 05/11/2017 BY BC Total Acres: 0.70 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/17/2026 BY SYS