

COMM NW COR OF NE1/4, RUN E
670.19 FT FOR POB, CONT E
941.15 FT, SW ALONG ARC OF A

WATSON NEGEL
431 CHAPEL HILL RD
HANCOCK, NY 13783

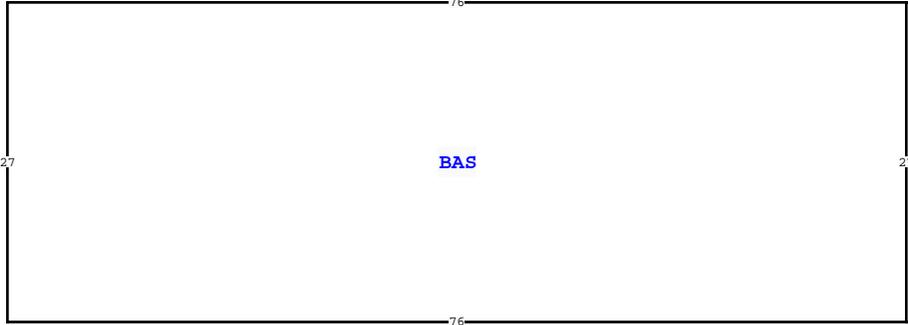
2026

21-5S-17-09308-001



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Stories	1. 1. 100
Architectual	01 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
20201	02	2,052	115.9000	111.26	228,306	1996	1996	0	0	45.00	55.00	
1 MANUF 1 0% - 0 Heated Area: 2052 HX Base Yr												



Quality	05 05				
DOR CODE	0200 MOBILE HOME				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	21517.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	125,568
TOTALS	2,052			2,052	125,568

368 SW CHURCHILL WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026
INC DATE		AG DATE	MLU

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
1	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
6	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE	125,568			
TOTAL MARKET OB/XF VALUE	8,900			
TOTAL LAND VALUE - MARKET	59,670			
TOTAL MARKET VALUE	194,138			
SOH/AGL Deduction	44,452			
ASSESSED VALUE	149,686			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	149,686			
TOTAL JUST VALUE	194,138			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	175,639			

SALE:1:1: 11.34 AC (SALE LOW FOR AREA)			
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PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055338	Roof Replacement	11,150	03/25/2026
000053003	Roof Replacement	11,150	05/02/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1073/0988	12/02/2005	WD	Q	I	01	100
GRANTOR: HARRINGTON						
GRANTEE: WATSON						
1068/0449	12/02/2005	WD	Q	I		97,000
GRANTOR: HARRINGTON						
GRANTEE: WATSON						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W76 S27 E76 N27\$.

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	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	0		A-1	0.00	0.00	5.10	AC		1.00	1.00	0.90	13,000.00	11,700.00	59,670									