SE1/4 OF NE1/4 OF NE1/4, EX 1 AC
& E1/2 OF SW1/4 OF NE1/4 OF NE1/

**MANGELLI LEONARD CARMINE**
1800 BELLMORE AVENUE
NORTH BELLMORE, NY 11710

**2027**

**24-5S-16-03700-000**

## BUILDING CHARACTERISTICS

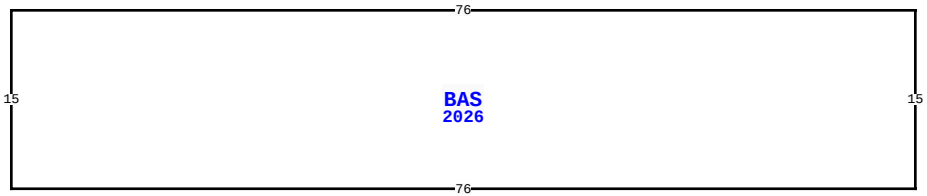
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 50 |
| Interior Floo | 14 | CARPET 50 |
| 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 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 24516.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,140 | 100 | 2026 | 1,140 | 121,730 |
| TOTALS | 1,140 | | | 1,140 | 121,730 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0202 | 02 | 1,140 | 113.5000 | 108.96 | 124,214 | 2024 | 2024 | 0 | 0 | 0 | 2.00 | 98.00 |

1 MANUF 2 0% - 2026 Heated Area: 1140 HX Base Yr




1545 SW NAUTILUS RD, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/07/2026 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 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | 2026 | 2025 | | 100 | 7,000 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 121,730 |
| TOTAL MARKET OB/XF VALUE | 7,000 |
| TOTAL LAND VALUE - MARKET | 126,000 |
| TOTAL MARKET VALUE | 254,730 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 254,730 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 254,730 |
| TOTAL JUST VALUE | 254,730 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 256,004 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000056238 | Storage Building | 10,000 | 07/31/2026 |
| 000050733 | Mobile Home | | 09/04/2024 |
| 000050424 | Right-of-Way Acce | | 07/23/2024 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1510/1017 | 3/12/2024 | WD | Q | V | 01 | 120,000 |
| GRANTOR: SPICER DIANA | | | | | | |
| GRANTEE: MANGELLI LEONARD CA | | | | | | |
| 1480/2233 | 12/07/2022 | PB | U | V | 18 | 0 |
| GRANTOR: CLERK OF COURT (OLA M | | | | | | |
| GRANTEE: SPICER DIANA | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=13,15] E76 S15 W76 N15 $
.

## LAND DESCRIPTION

TOTAL OB/XF 7,000

| 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 | 0200 | C | MBL HM | 0 | | | | | 14.00 | AC | | 1.00 | 1.00 | 1.00 | 9,000.00 | 9,000.00 | 126,000 | | | | | | | |

REVIEW DATE 03/05/2026 BY KS Total Acres: 14.00 Total Land Value: 126,000 Market: 0 Agricultural: 0 Common: 126,000 PRINTED 11/17/2026 BY SYS