

LOT 8 SOUTHERN EXPOSURES UNR: CO
S1/2, RUN E 1180.90 FT FOR POB,
FT, S 430.69 FT TO THE RADIUS PT

VILFORT LEMENE/VILFORT MARK
259-39 147TH DRIVE
ROSEDALE, NY 14422

2026

25-5S-15-00479-308



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 110,110 TOTAL MARKET VALUE 110,110 SOH/AGL Deduction 37,566 ASSESSED VALUE 72,544 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 72,544 TOTAL JUST VALUE 110,110 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 95,095											
DOR CODE		0000 VACANT																													
MAP NUM		02																													
NEIGHBORHOOD/LOC		25515.030 1.00/																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																				BLD DATE		LGL DATE	05/06/2026	MLU							
EXTRA FEATURES																				XF DATE		LAND DATE									
																				INC DATE		AG DATE									
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															
																	BUILDING NOTES														
																	BUILDING DIMENSIONS														
LAND DESCRIPTION										TOTAL OB/XF										0											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	0000	C	VAC RES	0			0.00	0.00	10.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,110														
REVIEW DATE 05/06/2026 BY MLU Total Acres: 10.01 Total Land Value: 110,110 Market: 0 Agricultural: 0 Common: 110,110 PRINTED 06/09/2026 BY SYS																															