

COMM AT A PT WHERE E LINE OF LOT INTERSECTS THE N'LY R/W US-90, R 137.11 FT FOR POB, CONT W 191 FT

43899 US HIGHWAY 19 LLC  
143 HUDSON STREET, SUITE 5C  
NEW YORK, NY 10013

2026

35-3S-16-02573-004



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	50
Exterior Wall	28	GLASS THRM	50
Roof Structure	10	STEEL FRME	100
Roof Cover	14	PREFIN MT	100
Interior Wall	01	MINIMUM	100
Interior Floor	03	CONC FINSH	100
Ceiling	03	PART.FIN.	100
Air Condition	01	NONE	100
Heating Type	01	NONE	100
Fixtures		2	100
Frame	05	STEEL	100
Story Height		12	100
RMS		6	100
Stories	1.	1.	100
Condition Adj	03	03	100
Quality	08	08	
DOR CODE	2664	CAR WASH	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	35316.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
AOF	50	110	2024
BAS	225	100	2024
BAS	903	100	2024
BAS	2,412	100	2024
BAS	3,564	100	2024
BAS	3,564	100	2024
CAN	54	30	2024
CAN	54	30	2024
CAN	65	30	2024
CAN	440	30	2024
TOTALS	11,331		

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
1	AUTO CARWS	0%	- 2024									Heated Area: 10718													
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/11/2026</td> <td></td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/11/2026		MLU
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			05/11/2026		MLU																				

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY	Tax Group: 1	STANDARD	
BUILDING MARKET VALUE		792,568	
TOTAL MARKET OB/XF VALUE		83,755	
TOTAL LAND VALUE - MARKET		1,101,184	
TOTAL MARKET VALUE		1,977,507	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,977,507	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,977,507	
TOTAL JUST VALUE		1,977,507	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,889,355	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046674	Signs - New or Ex	8,500	03/07/2023
000046673	Signs - New or Ex	15,000	03/07/2023
000045144	New Commercial Co	2,750,000	08/10/2022
452	COMMERCIAL	575	06/05/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1482/507	12/29/2022	WD	Q	I	05	5,946,000
GRANTOR: TWAS PROPERTIES LLC						
GRANTEE: 43899 US HIGHWAY 19						
1457/605	1/14/2022	WD	Q	I	05	2,250,000
GRANTOR: JUPITER DEVELOPMENT L						
GRANTEE: TWAS PROPERTIES LLC						

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	0164	CONC BIN	0	0	15	9	135.00	UT	11.00	11.00	100	2024	2023		100	1,485	
2	0166	CONC,PAVMT	0	0	0	0	24,590.00	UT	3.00	3.00	100	2024	2023		100	73,770	
3	0253	LIGHTING	0	0	0	0	5.00	UT	1,500.00	1,500.00	100	2024	2023		100	7,500	
4	0253	LIGHTING	0	0	0	0	2.00	UT	500.00	500.00	100	2024	2023		100	1,000	

BUILDING NOTES	
<p>BAS=[YR=2024;ORIG=-10,57] S22 E162 N22 W162 \$</p> <p>BAS=[YR=2024;ORIG=-10,90] S22 E162 N22 W162 \$</p> <p>BAS=[YR=2024;ORIG=-10,5] S18 E134 N18 W134 \$</p> <p>BAS=[YR=2024;ORIG=18,23] S21 E43 N21 W43 \$</p> <p>CAN=[YR=2024;ORIG=5,23] S5 E13 N5 W13 \$</p> <p>AOF=[YR=2024;ORIG=-5,23] S5 E10 N5 W10 \$</p> <p>CAN=[YR=2024;ORIG=160,10] S20 E22 N20 W22 \$</p> <p>CAN=[YR=2024;ORIG=160,40] S6 E9 N6 W9 \$</p> <p>CAN=[YR=2024;ORIG=175,40] S6 E9 N6 W9 \$</p> <p>BAS=[YR=2024;ORIG=165,55] S9 E25 N9 W25 \$</p>	

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	2664	C	CAR WASH	0		CG	0.00	0.00	68,824.00	SF		1.00	1.00	1.00	16.00	16.00	1,101,184							