COMM SW COR OF E1/2 OF SW1/4, RU
N R/W OF US-90, RUN E 383.39 FT
183.90 FT, NE ALONG ARC OF A CUR

G&E CAPITAL LLC
83 SEARINGTOWN RD
ALBERTSON, NEW YORK 11507

**2027**

**36-3S-16-02611-018**

## BUILDING CHARACTERISTICS

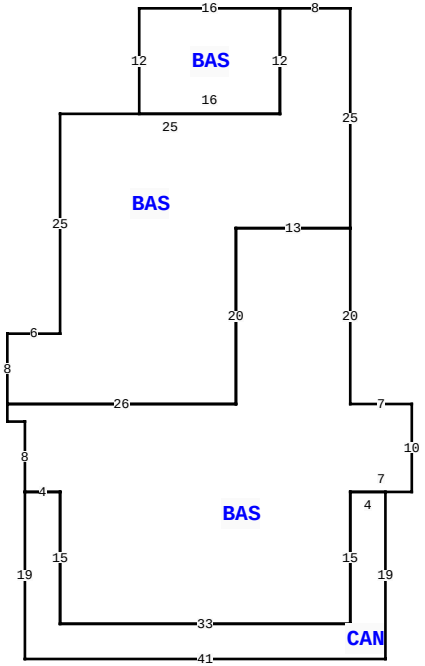
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | MSNRY STUC 100 |
| Roof Structur | 09 | RIDGE FRME 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 15 | HARDTILE 100 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 04 | ROOF TOP 100 |
| Heating Type | 09 | ENG F AIR 100 |
| Fixtures | | 11 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 12 100 |
| RMS | | 3 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Quality | 07 | 07 |
| DOR CODE | 2100 | RESTAURANT/CAFE |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 36316.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 192 | 100 | | 192 | 18,960 |
| BAS | 973 | 100 | | 973 | 96,086 |
| BAS | 1,199 | 100 | | 1,199 | 118,404 |
| CAN | 284 | 30 | | 85 | 8,394 |
| TOTALS | 2,648 | | | 2,449 | 241,845 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 5700 | 04 | 2,449 | 139.4064 | 128.25 | 314,084 | 2000 | 2005 | 0 | 0 | 0 | 23.00 | 77.00 |

1 RES F/FOOD 0% - 2023 Heated Area: 2364 HX Base Yr




2383 W US HIGHWAY 90 , LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/11/2026 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 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 2,104.00 | UT | 1.50 | 1.50 | 100 | 2000 | 2000 | 3 | 100 | 3,156 | |
| 2 | 0260 | PAVEMENT-A | 0 | 0 | 0 | 0 | 18,870.00 | UT | 0.63 | 0.63 | 100 | 2000 | 2000 | 3 | 100 | 11,888 | |
| 3 | 0253 | LIGHTING | 0 | 0 | 0 | 0 | 5.00 | UT | 1,000.00 | 1,000.00 | 100 | 2000 | 2000 | 3 | 100 | 5,000 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 241,845 |
| TOTAL MARKET OB/XF VALUE | 20,044 |
| TOTAL LAND VALUE - MARKET | 545,318 |
| TOTAL MARKET VALUE | 807,207 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 807,207 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 807,207 |
| TOTAL JUST VALUE | 807,207 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 807,207 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 47 | REMODEL | 50 | 03/20/2007 |
| 3729 | REMODEL | 50 | 05/11/2006 |
| 1770 | COMMERCIAL | 895 | 03/22/2000 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1457/2443 | 1/25/2022 | WD | U | I | 37 | 1,760,000 |
| GRANTOR: SUNSHINE CAR CARE LLC | | | | | | |
| GRANTEE: G&E CAPITAL LLC | | | | | | |
| 1400/1425 | 12/04/2019 | WD | U | I | 35 | 1,700,000 |
| GRANTOR: T B OF STARKE INC | | | | | | |
| GRANTEE: SUNSHINE CAR CARE L | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W8 BAS= W16 S12 E16 N12$ S12 W25 S25 W6 S8 BAS= S2 E2 S8 CAN= S19 E41 N19 W4 S15 W33 N15 W4$ E4 S15 E33 N15 E7 N10 W7 N20 W13 S20 W26$ E26 N20 E13 N25$.

## LAND DESCRIPTION

TOTAL OB/XF 20,044

| 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 | 2100 | C | RESTAURANT | 0 | | CI | 0.00 | 0.00 | 28,402.00 | SF | | 1.00 | 1.00 | 1.20 | 16.00 | 19.20 | 545,318 | | | | | | | |

REVIEW DATE 03/23/2026 BY JB Total Acres: 0.65 Total Land Value: 545,318 Market: 0 Agricultural: 0 Common: 545,318 PRINTED 11/16/2026 BY SYS