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

2026

36-3S-16-02611-018

BUILDING CHARACTERISTICS

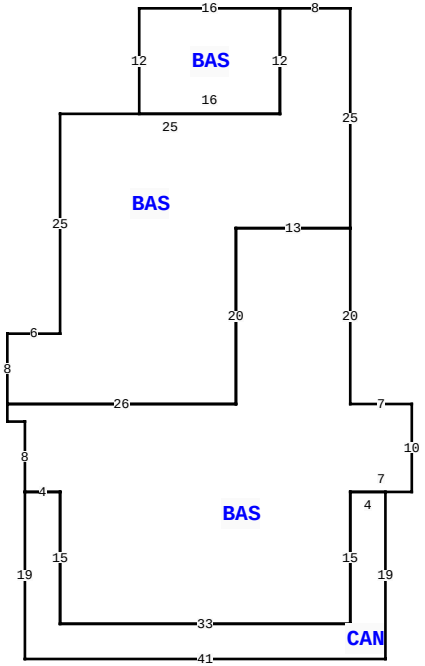
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	09	ENG F AIR 100
Fixtures		11 100
Frame	03	MASONRY 100
Story 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

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	800,708

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 06/19/2026 BY SYS