

COMM SE COR OF SW1/4, RUN W 150  
W 100 FT, N 514.53 FT TO US-90,  
503.6 FT TO POB.

2260 US HWY REALTY LLC  
35 VILLAGE ROAD N  
BROOKLYN, NY 11223

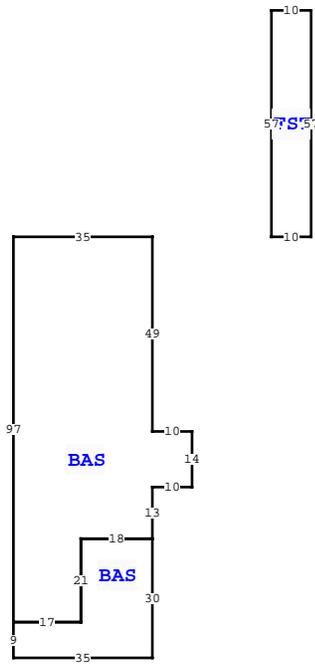
2026

36-3S-16-02621-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	50
Interior Floor	15	HARDTILE	50
Ceiling	01	FIN.SUSPD	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures		12	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	05	05	
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
BAS	693	100	
BAS	3,157	100	
FST	570	50	
TOTALS	4,420		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	RESTAURANT	0%	- 0		332,868	2002	2002	0	0	29.00	71.00	Heated Area: 3850 HX Base Yr	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	236,336		
TOTAL MARKET OB/XF VALUE	27,629		
TOTAL LAND VALUE - MARKET	604,500		
TOTAL MARKET VALUE	868,465		
SOH/AGL Deduction	0		
ASSESSED VALUE	868,465		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	868,465		
TOTAL JUST VALUE	868,465		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	866,036		
BLDG:1:1: BUILDING REMODELED			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
18251	REMODEL	50	05/08/2001
17590	COMMERCIAL	500	10/27/2000
16252	ADDN COMM	50	11/08/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1346/0389	10/05/2017	QC	U	I	11	100
GRANTOR: JAMES K WOO						
GRANTEE: 2260 US HWY REALTY						
0891/0195	10/29/1999	WD	Q	I		290,000
GRANTOR: SMITH						
GRANTEE: WOO						

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	0166	CONC, PAVMT	0	0	0	460.00	UT	2.00	2.00	100	2002	2002	3	100	920					
2	0119	MASONRY WA	0	0	65	520.00	UT	5.00	5.00	100	2002	2002	3	100	2,600					
3	0260	PAVEMENT-A	0	0	0	27,397.00	UT	1.10	1.10	80	2002	2002	3	80	24,109					
TOTALS														4,420	4,135	236,336				

2260 W US HIGHWAY 90 , LAKE CITY

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE		04/08/2024	
LAND DATE		MLU	
AG DATE			

BUILDING DIMENSIONS			
BAS= W35 S97 BAS= S9 E35 N30 W18 S21 W17\$ E17 N21 E18 N13 E10 N14 W10 N49\$ PTR= E30 FST= E10 N57 W10 S57\$ W30\$.			

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	2100	C	RESTAURANT	0		CI	100.00	330.00	37,500.00	SF		1.00	1.00	1.00	15.00	15.00	562,500							
2	2100	C	RESTAURANT	0		CI	0.00	0.00	14,000.00	SF		1.00	1.00	1.00	3.00	3.00	42,000							