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

2027

36-3S-16-02621-000

BUILDING CHARACTERISTICS

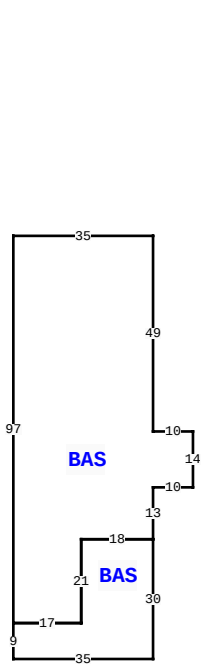
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		12 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	693	100		693	38,128
BAS	3,157	100		3,157	173,692
FST	570	50		285	15,680
TOTALS	4,420			4,135	227,499

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5600	04	4,135	100.6310	77.49	320,421	2002	2002	0	0	0	29.00	71.00

1 RESTAURANT 0% - 0 Heated Area: 3850 HX Base Yr



2260 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 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	460.00	UT	2.00	2.00	100	2002	2002	3	100	920	
2	0119	MASONRY WA	0	0	65	8	520.00	UT	5.00	5.00	100	2002	2002	3	100	2,600	
3	0260	PAVEMENT-A	0	0	0	0	27,397.00	UT	1.10	1.10	80	2002	2002	3	80	24,109	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	227,499
TOTAL MARKET OB/XF VALUE	27,629
TOTAL LAND VALUE - MARKET	649,000
TOTAL MARKET VALUE	904,128
SOH/AGL Deduction	0
ASSESSED VALUE	904,128
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	904,128
TOTAL JUST VALUE	904,128
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	904,128

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						

BUILDING NOTES

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 27,629

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	100.00	330.00	37,500.00	SF		1.00	1.00	1.00	16.00	16.00	600,000							
2	2100	C	RESTAURANT	0		CI	0.00	0.00	14,000.00	SF		1.00	1.00	1.00	3.50	3.50	49,000							

REVIEW DATE 03/25/2026 BY JB Total Acres: 1.18 Total Land Value: 649,000 Market: 0 Agricultural: 0 Common: 649,000 PRINTED 11/16/2026 BY SYS