

LAKE CITY REAL ESTATE PARTNERS
12737 FORREST DRIVE
EDINBORO, PA 16412

00-00-00-12331-000

Building Characteristics

Element	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structure	04	WOOD TRUSS 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	09	PINE WOOD 80			
Interior Floor	15	HARDTILE 20			
Ceiling	02	F.NOT SUS 100			
Air Condition	06	ENG CENTRL 100			
Heating Type	09	ENG F AIR 100			
Fixtures	4	100			
Frame	02	WOOD FRAME 100			
Story Height		10 100			
RMS		11 100			
Stories	2.	2. 100			
Units		0 100			
Condition Adj	03	03 100			
Quality	05	05			
DOR CODE	1700	OFFICE BLD 1STY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	840317.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOTAL ADJ AREA	SUBAREA MARKET VALUE
BAS	2,066	100		2,066	63,055
FCP	288	30		86	2,625
FOP	294	30		88	2,686
FOP	834	30		250	7,630
FUS	1,554	100		1,554	47,428
TOTALS	5,036			4,044	123,423

507 W DUVAL ST, LAKE CITY

BLD DATE	
XF DATE	
INC DATE	

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
50	0	0	3	50	2,604	
50	0	0	3	50	2,107	
100	2022	2021		100	500	
100	2022	2021		100	1,500	