THE N 282.42 FT OF E1/2 OF NE1/4
NW1/4 EX RD R/W.

QUINTESSA LAKE CITY LLC
492 NORRISTOWN RD
BLUE BELL, PA 19422

2026

04-4S-16-02772-052

BUILDING CHARACTERISTICS

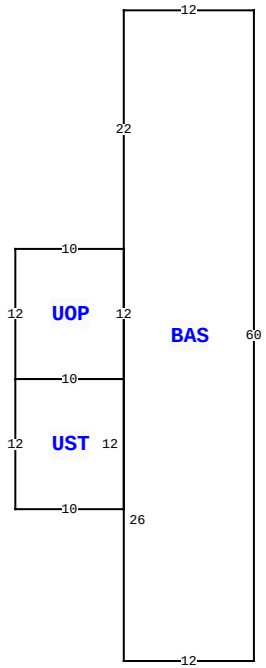
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	4416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100		720	17,954
UOP	120	25		30	748
UST	120	45		54	1,346
TOTALS	960			804	20,048

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	804	103.9000	62.34	50,121	1973	1973	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2025 Heated Area: 720 HX Base Yr



119 SW SHADY LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/19/2022 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	0259	MHP HOOKUP	0	0	0	0	8.00	UT	4,300.00	4,300.00	100	0	0	3	100	34,400	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
3	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
4	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 8 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	130,855
TOTAL MARKET OB/XF VALUE	35,000
TOTAL LAND VALUE - MARKET	24,600
TOTAL MARKET VALUE	190,455
SOH/AGL Deduction	0
ASSESSED VALUE	190,455
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	190,455
TOTAL JUST VALUE	190,455
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	190,455

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053932	Mobile Home		08/28/2025
000053902	Right-of-Way Acce		08/25/2025
9375	M H	125	02/22/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1525/1656	10/04/2024	WD	U	I	37	450,000
GRANTOR: ARMANIA AGENCY, LLC						
GRANTEE: QUINTESSA LAKE CITY						
1519/164	7/08/2024	WD	U	I	11	100
GRANTOR: JOHNSON NEIL R						
GRANTEE: ARMANIA AGENCY LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 S22 UOP= W10 S12 E10 N12$ S12 UST= W10 S12 E10N12$ S26 E12 N60$.

LAND DESCRIPTION

TOTAL OB/XF 35,000

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	0210	C	TRLR PARK	0		00	0.00	0.00	1.64	AC		1.00	1.00	1.00	15,000.00	15,000.00	24,600							

REVIEW DATE 03/25/2025 BY TP Total Acres: 1.64 Total Land Value: 24,600 Market: 0 Agricultural: 0 Common: 24,600 PRINTED 11/07/2025 BY SYS

THE N 282.42 FT OF E1/2 OF NE1/4
NW1/4 EX RD R/W.

QUINTESSA LAKE CITY LLC
492 NORRISTOWN RD
BLUE BELL, PA 19422

2026

04-4S-16-02772-052

BUILDING CHARACTERISTICS

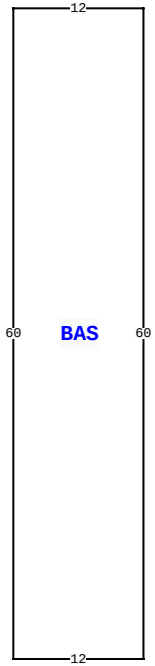
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	4416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100		720	17,954
TOTALS	720			720	17,954

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	720	103.9000	62.34	44,885	1973	1973	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2025 Heated Area: 720 HX Base Yr



119 SW SHADY LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/19/2022 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 8 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	130,855
TOTAL MARKET OB/XF VALUE	35,000
TOTAL LAND VALUE - MARKET	24,600
TOTAL MARKET VALUE	190,455
SOH/AGL Deduction	0
ASSESSED VALUE	190,455
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	190,455
TOTAL JUST VALUE	190,455
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	190,455

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1525/1656	10/04/2024	WD	U	I	37	450,000
GRANTOR: ARMANIA AGENCY, LLC						
GRANTEE: QUINTESSA LAKE CITY						
1519/164	7/08/2024	WD	U	I	11	100
GRANTOR: JOHNSON NEIL R						
GRANTEE: ARMANIA AGENCY LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 S60 E12 N60$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/25/2025 BY TP Total Acres: 1.64 Total Land Value: 24,600 Market: 0 Agricultural: 0 Common: 24,600 PRINTED 11/07/2025 BY SYS

THE N 282.42 FT OF E1/2 OF NE1/4
NW1/4 EX RD R/W.

QUINTESSA LAKE CITY LLC
492 NORRISTOWN RD
BLUE BELL, PA 19422

2026

04-4S-16-02772-052

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

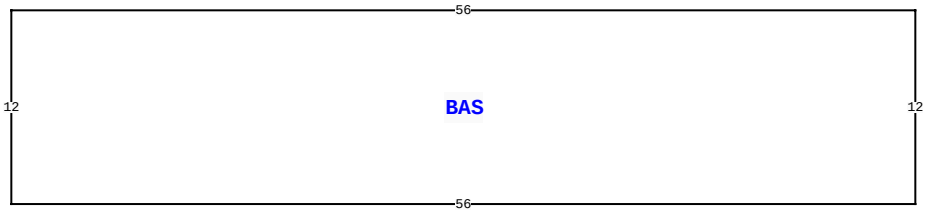
DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	4416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	16,757
TOTALS	672			672	16,757

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	672	103.9000	62.34	41,892	1972	1972	0	0	0	60.00	40.00

3 MOBILE HME 0% - 2025 Heated Area: 672 HX Base Yr



119 SW SHADY LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/19/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	130,855
TOTAL MARKET OB/XF VALUE	35,000
TOTAL LAND VALUE - MARKET	24,600
TOTAL MARKET VALUE	190,455
SOH/AGL Deduction	0
ASSESSED VALUE	190,455
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	190,455
TOTAL JUST VALUE	190,455
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	190,455

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1525/1656	10/04/2024	WD	U	I	37	450,000
GRANTOR: ARMANIA AGENCY, LLC						
GRANTEE: QUINTESSA LAKE CITY						
1519/164	7/08/2024	WD	U	I	11	100
GRANTOR: JOHNSON NEIL R						
GRANTEE: ARMANIA AGENCY LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S12 E56 N12$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/25/2025 BY TP Total Acres: 1.64 Total Land Value: 24,600 Market: 0 Agricultural: 0 Common: 24,600 PRINTED 11/07/2025 BY SYS

THE N 282.42 FT OF E1/2 OF NE1/4
NW1/4 EX RD R/W.

QUINTESSA LAKE CITY LLC
492 NORRISTOWN RD
BLUE BELL, PA 19422

2026

04-4S-16-02772-052

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

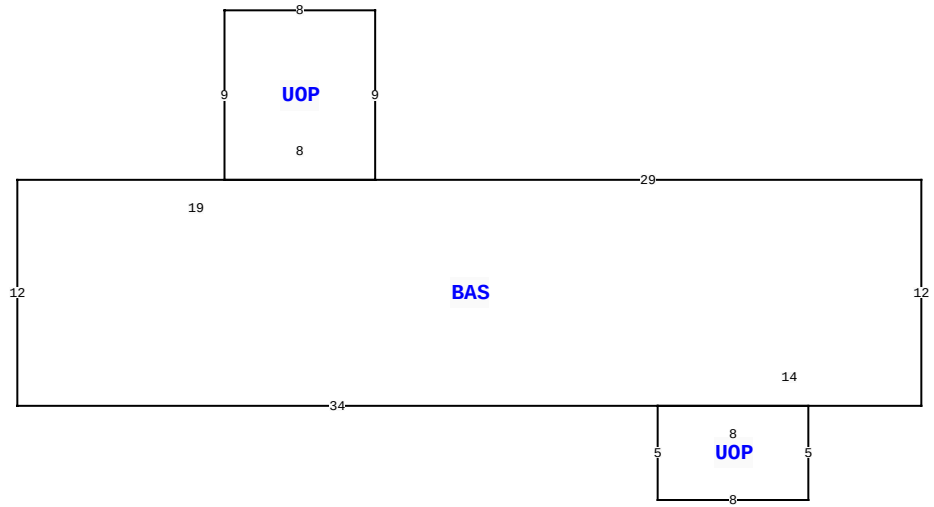
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	4416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100		576	14,501
UOP	40	25		10	252
UOP	72	25		18	453
TOTALS	688			604	15,206

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	604	104.9000	62.94	38,016	1972	1972	0	0	0	60.00	40.00

4 MOBILE HME 0% - 2025 Heated Area: 576 HX Base Yr



119 SW SHADY LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/19/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	130,855
TOTAL MARKET OB/XF VALUE	35,000
TOTAL LAND VALUE - MARKET	24,600
TOTAL MARKET VALUE	190,455
SOH/AGL Deduction	0
ASSESSED VALUE	190,455
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	190,455
TOTAL JUST VALUE	190,455
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	190,455

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1525/1656	10/04/2024	WD	U	I	37	450,000
GRANTOR: ARMANIA AGENCY, LLC						
GRANTEE: QUINTESSA LAKE CITY						
1519/164	7/08/2024	WD	U	I	11	100
GRANTOR: JOHNSON NEIL R						
GRANTEE: ARMANIA AGENCY LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 UOP= N9 W8 S9 E8$ W19 S12 E34 UOP= S5 E8 N5 W8$ E 14 N12$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/25/2025 BY TP Total Acres: 1.64 Total Land Value: 24,600 Market: 0 Agricultural: 0 Common: 24,600 PRINTED 11/07/2025 BY SYS

THE N 282.42 FT OF E1/2 OF NE1/4
NW1/4 EX RD R/W.

QUINTESSA LAKE CITY LLC
492 NORRISTOWN RD
BLUE BELL, PA 19422

2026

04-4S-16-02772-052

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	07	RAD ELEC 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

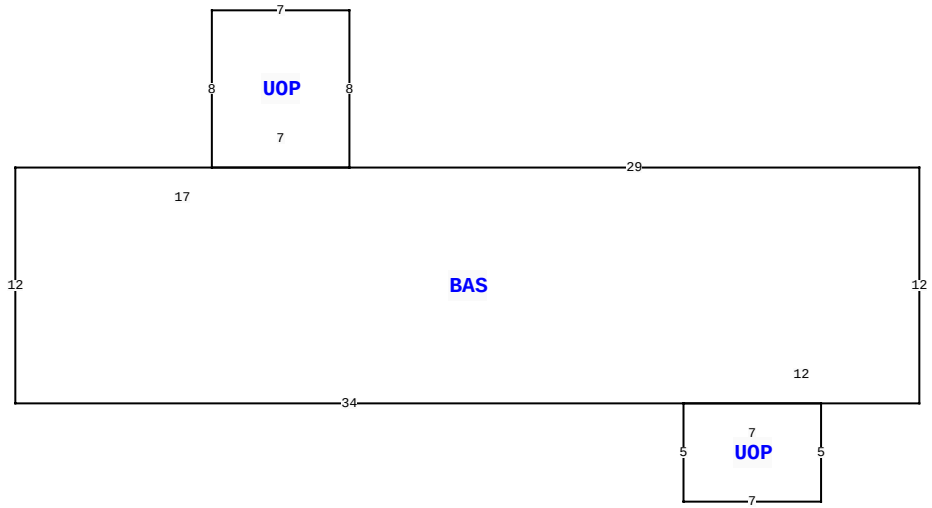
DOR CODE 2802 MH PARK
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 4416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	552	100		552	13,765
UOP	35	25		9	224
UOP	56	25		14	349
TOTALS	643			575	14,338

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	575	103.9000	62.34	35,846	1967	1967	0	0	0	60.00	40.00

5 MOBILE HME 0% - 2025 Heated Area: 552 HX Base Yr



119 SW SHADY LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/19/2022 MLU
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COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	130,855
TOTAL MARKET OB/XF VALUE	35,000
TOTAL LAND VALUE - MARKET	24,600
TOTAL MARKET VALUE	190,455
SOH/AGL Deduction	0
ASSESSED VALUE	190,455
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	190,455
TOTAL JUST VALUE	190,455
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	190,455

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1525/1656	10/04/2024	WD	U	I	37	450,000
GRANTOR: ARMANIA AGENCY, LLC						
GRANTEE: QUINTESSA LAKE CITY						
1519/164	7/08/2024	WD	U	I	11	100
GRANTOR: JOHNSON NEIL R						
GRANTEE: ARMANIA AGENCY LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 UOP= N8 W7 S8 E7$ W17 S12 E34 UOP= S5 E7 N5 W7$ E12 N12$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/25/2025 BY TP Total Acres: 1.64 Total Land Value: 24,600 Market: 0 Agricultural: 0 Common: 24,600 PRINTED 11/07/2025 BY SYS

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492 NORRISTOWN RD
BLUE BELL, PA 19422

2026

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Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

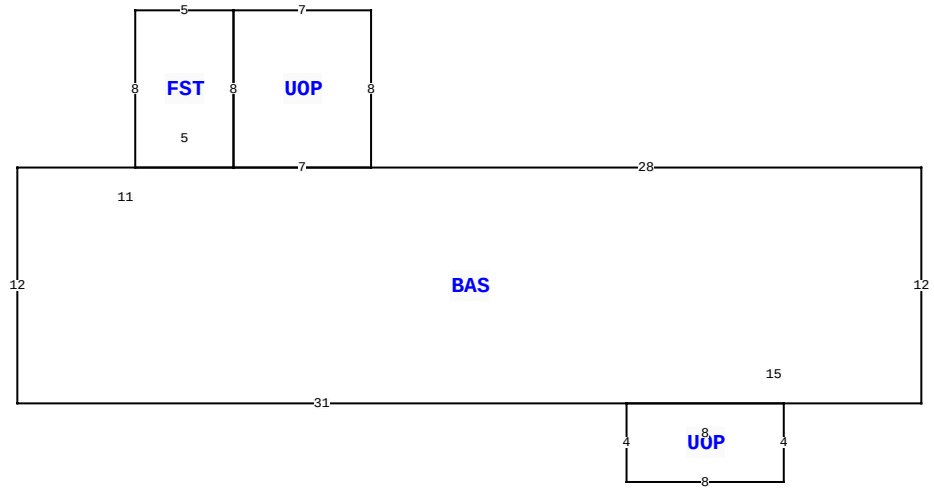
DOR CODE 2802 MH PARK
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 4416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	552	100		552	13,765
FST	40	55		22	548
UOP	32	25		8	200
UOP	56	25		14	349
TOTALS	680			596	14,862

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	596	103.9000	62.34	37,155	1971	1971	0	0	0	60.00	40.00

6 MOBILE HME 0% - 2025 Heated Area: 552 HX Base Yr



119 SW SHADY LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/19/2022 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 6 of 8 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	130,855
TOTAL MARKET OB/XF VALUE	35,000
TOTAL LAND VALUE - MARKET	24,600
TOTAL MARKET VALUE	190,455
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ASSESSED VALUE	190,455
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	190,455
TOTAL JUST VALUE	190,455
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	190,455

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1525/1656	10/04/2024	WD	U	I	37	450,000
GRANTOR: ARMANIA AGENCY, LLC						
GRANTEE: QUINTESSA LAKE CITY						
1519/164	7/08/2024	WD	U	I	11	100
GRANTOR: JOHNSON NEIL R						
GRANTEE: ARMANIA AGENCY LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 UOP= N8 W7 S8 E7$ W7 FST= N8 W5 S8 E5$ W11 S12 E31
UOP= S4 E8 N4 W8$ E15 N12$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/25/2025 BY TP Total Acres: 1.64 Total Land Value: 24,600 Market: 0 Agricultural: 0 Common: 24,600 PRINTED 11/07/2025 BY SYS

THE N 282.42 FT OF E1/2 OF NE1/4
NW1/4 EX RD R/W.

QUINTESSA LAKE CITY LLC
492 NORRISTOWN RD
BLUE BELL, PA 19422

2026

04-4S-16-02772-052

BUILDING CHARACTERISTICS

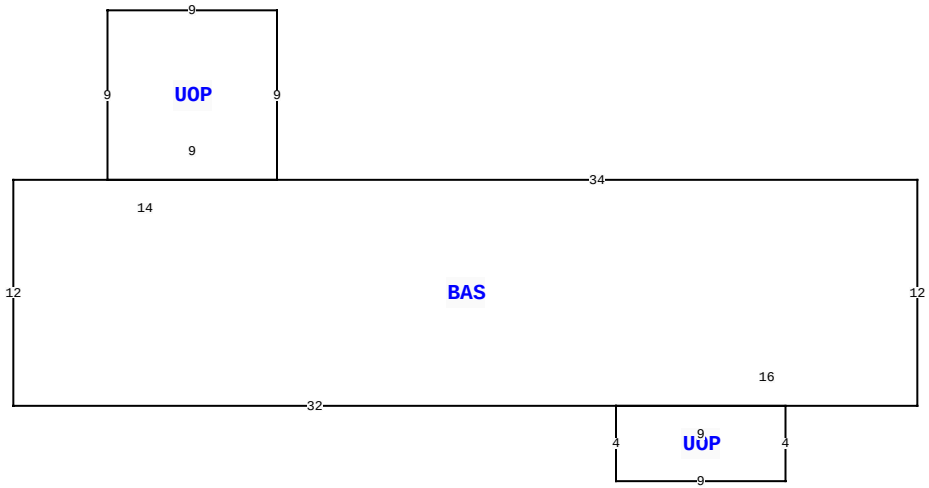
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	4416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100		576	14,501
UOP	36	25		9	226
UOP	81	25		20	504
TOTALS	693			605	15,232

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	605	104.9000	62.94	38,079	1972	1972	0	0	0	60.00	40.00

7 MOBILE HME 0% - 2025 Heated Area: 576 HX Base Yr



119 SW SHADY LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/19/2022 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 7 of 8 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	130,855
TOTAL MARKET OB/XF VALUE	35,000
TOTAL LAND VALUE - MARKET	24,600
TOTAL MARKET VALUE	190,455
SOH/AGL Deduction	0
ASSESSED VALUE	190,455
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	190,455
TOTAL JUST VALUE	190,455
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	190,455

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1525/1656	10/04/2024	WD	U	I	37	450,000
GRANTOR: ARMANIA AGENCY, LLC						
GRANTEE: QUINTESSA LAKE CITY						
1519/164	7/08/2024	WD	U	I	11	100
GRANTOR: JOHNSON NEIL R						
GRANTEE: ARMANIA AGENCY LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 UOP= N9 W9 S9 E9$ W14 S12 E32 UOP= S4 E9 N4 W9$ E16 N12$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05

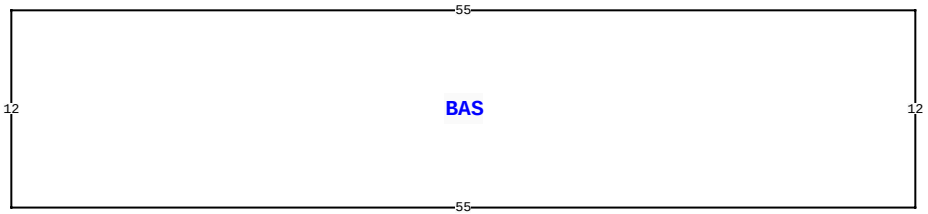
DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	4416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	660	100		660	16,458
TOTALS	660			660	16,458

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	660	103.9000	62.34	41,144	1972	1972	0	0	0	60.00	40.00

8 MOBILE HME 0% - 2025 Heated Area: 660 HX Base Yr



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COLUMBIA COUNTY PROPERTY

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ASSESSED VALUE	190,455
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	190,455
TOTAL JUST VALUE	190,455
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	190,455

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1519/164	7/08/2024	WD	U	I	11	100
GRANTOR: JOHNSON NEIL R						
GRANTEE: ARMANIA AGENCY LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W55 S12 E55 N12$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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