

HERITAGE OPERATING L P
P O BOX 965
VALLEY FORGE, PA 19482-0965

31-3S-17-06247-109

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall

25

MOD METAL 90

19

COMMON BRK 10

10

Roof Structur

10

Roof Cover

12

STEEL FRME 100

01

MINIMUM 100

03

CONC FINSH 100

03

PART .FIN. 100

01

NONE 100

01

NONE 100

3 100

STEEL 100

05

Story Height

15 100

RMS

3 100

Stories

1.

1. 100

0 100

Units

03

03 100

Condition Adj

Quality

05 05

DOR CODE

1100

STORES/1 STORY

MAP NUM

MKT AREA

06

NEIGHBORHOOD/LOC

31317.060

1.00/

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

AOF

144

150

216

5,032

AOF

144

150

216

5,032

BAS

936

100

936

21,805

CAN

160

30

48

1,118

SDA

1,016

185

1,880

43,796

TOTALS

2,400

3,296

76,784

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 0

3,248.00

UT

1.50

1.50

100

1999

1999

3

100

4,872

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1 1100

C

STORE 1FLR

0

CI

0.00

0.00

1.00

LT

1.00

1.00

0.90

29,000.00

26,100.00

26,100

REVIEW DATE

04/06/2016

BY

CP

Total Acres: 0.25

Total Land Value: 26,100

Market: 0

Agricultural: 0

Common: 26,100

PRINTED 09/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

8700

06

3,296

94.3280

35.84

118,129

1999

1999

0

0

35.00

65.00

Heated Area: 2240

HX Base Yr

17

12

12

15

12

12

12

12

28

27

40

4

13

4

29

SDA

AOF

AOF

CAN

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

189 SW MIDTOWN PL, LAKE CITY

COLUMBIA COUNTY PROPERTY

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2

VALUATION SUMMARY

VALUATION BY

Tax Group: 2

Tax Dist:

STANDARD

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

76,784

4,872

26,100

107,756

0

107,756

0

107,756

107,756

0

110,118

LAND:1:1: 0.24 AC

PERMIT NUM

DESCRIPTION

AMT

ISSUED

15369

COMMERCIAL

325

04/12/1999

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

0875/1930

3/02/1999

WD Q V

35,000

GRANTOR: WESTFIELD GROUP

GRANTEE: HERITAGE OPERATIN L

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 A0F= W12 A0F= W12 SDA= W17 S40 E29 N28 W12 N12\$ S12
E12 N12\$ S12 E12 N12\$ S12 W12 S28 CAN= W13 S4 E40 N4 W27\$ E27
N40\$.