LOT 13 BLOCK 1 FOREST HILLS S/D
499-629, WD 989-1014, WD 1081-17

WRIGHT JACQUELINE
PO BOX 1002
MONROEVILLE, PA 15146

2027

00-00-00-07697-000

BUILDING CHARACTERISTICS

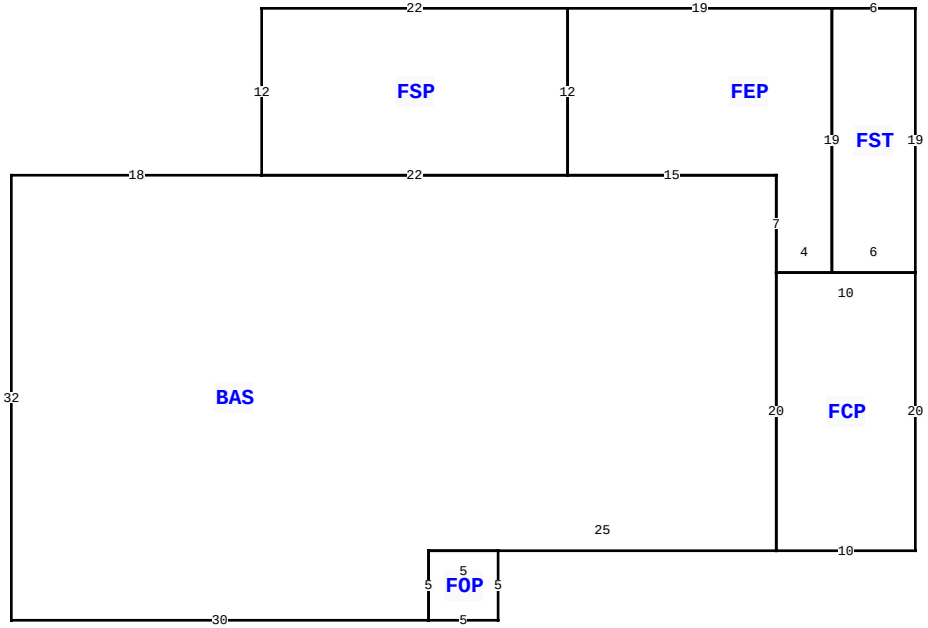
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	5417.0600	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,635	100		1,635	130,548
FCP	200	25		50	3,992
FEP	256	80		205	16,368
FOP	25	30		8	639
FSP	264	40		106	8,464
FST	114	55		63	5,030
TOTALS	2,494			2,067	165,042

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,067	111.6720	122.84	253,910	1960	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2026 Heated Area: 1635 HX Base Yr 2026



318 SE PINE DR, LAKE CITY

BLD DATE		LGL DATE	05/19/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		165,042
TOTAL MARKET OB/XF VALUE		5,880
TOTAL LAND VALUE - MARKET		15,600
TOTAL MARKET VALUE		186,522
SOH/AGL Deduction		0
ASSESSED VALUE		186,522
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		135,111
TOTAL JUST VALUE		186,522
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		189,518

PERMIT NUM	DESCRIPTION	AMT	ISSUED
01002	REROOF	15,000	12/31/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1433/2485	3/30/2021	WD	U	I	30	100
GRANTOR: WOLSFELT PEGGY E						
GRANTEE: WOLSFELT PEGGY E						
1081/1736	4/20/2006	WD	Q	I		145,000
GRANTOR: NICOLE L MACLEAN						
GRANTEE: PEGGY & GEORGE WOLS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 S32 E30 FOP= E5 N5 W5 S5$ N5 E25 FCP= E10 N20 W10 S20$N20 FEP= E4 FST= E6 N19 W6 S19$ N19 W19 S12 E15 S7$ N7 W15 FSP= N12 W22 S12 E22$ W22$.

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,500	
3	0296	SHED METAL	0	100	12	16	192.00	UT	15.00	15.00	100	1993	1993	3	100	2,880	

LAND DESCRIPTION

TOTAL OB/XF 5,880

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	0100	C	SFR	100		*RSF-	280.00	130.00	10,400.00	SF		1.00	1.00	1.00	1.50	1.50	15,600							

REVIEW DATE 10/04/2016 BY DF Total Acres: 0.24 Total Land Value: 15,600 Market: 0 Agricultural: 0 Common: 15,600 PRINTED 11/17/2026 BY SYS