W DIV: COMM INTERS N R/W US-90
& W LINE OF SE1/4 OF BLOCK H
FOR POB, RUN N 148.18 FT, E

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

2027

00-00-00-12331-000

BUILDING CHARACTERISTICS

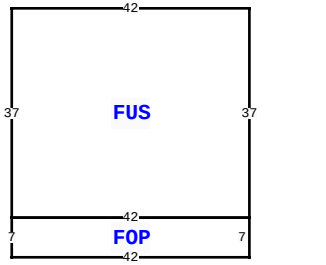
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 80
Interior Floo	15	HARDTILE 20
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		4 100
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/

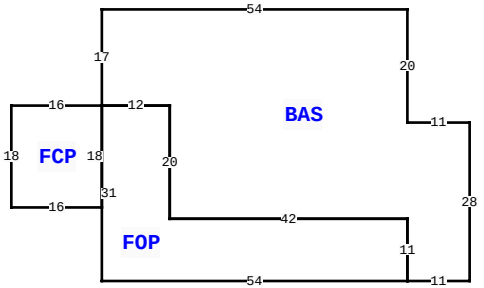
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,066	100		2,066	63,055
FCP	288	30		86	2,625
FOP	294	30		88	2,686
FOP	834	30		250	7,630
FUS	1,554	100		1,554	47,428
TOTALS	5,036			4,044	123,423

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	4,044	82.4824	61.04	246,846	1918	1980	0	0	0	50.00	50.00

1 OFFICE LOW 0% - 0 Heated Area: 3620 HX Base Yr





507 W DUVAL ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 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	0260	PAVEMENT-A	0	0	62	56	3,472.00	UT	1.50	1.50	50	0	0	3	50	2,604	
2	0260	PAVEMENT-A	0	0	53	53	2,809.00	UT	1.50	1.50	50	0	0	3	50	2,107	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	500.00	500.00	100	2022	2021		100	500	
4	0119	MASONRY WA	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2022	2021		100	1,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	123,423
TOTAL MARKET OB/XF VALUE	6,711
TOTAL LAND VALUE - MARKET	122,430
TOTAL MARKET VALUE	252,564
SOH/AGL Deduction	0
ASSESSED VALUE	252,564
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	252,564
TOTAL JUST VALUE	252,564
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	252,564

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047335	Roof Replacement	18,000	05/31/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1267/1786	12/30/2013	WD	U	I	12	145,000
GRANTOR: COLUMBIA BANK						
GRANTEE: LAKE CITY REAL ESTA						
1256/0244	5/22/2013	CT	U	I	18	100
GRANTOR: CLERK OF COURT (BURBA						
GRANTEE: COLUMBIA BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W54 S17 FCP= W16 S18E16N18$ FOP= S31E54N11 W42N20 W12$E12S20E42 S11 E11 N28 W11 N20$ PTR=N30 FUS= N37 W42 S37 FOP= S7 E42 N7 W42$ E42$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 6,711

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	1700	C	1STORY OFF	0		*CG	212.00	83.00	17,490.00	SF		1.00	1.00	1.00	7.00	7.00	122,430							

REVIEW DATE 03/03/2026 BY JB Total Acres: 0.40 Total Land Value: 122,430 Market: 0 Agricultural: 0 Common: 122,430 PRINTED 11/17/2026 BY SYS