LOT 7 BLOCK 1 SHADY OAKS ACRES U

642-549, 816-140, 882-952, WD 10

LANGLEY PATRICK WILLIAM
1016 THORNTON CT
NORTH WALES, PA 19454

2026

20-4S-16-03078-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

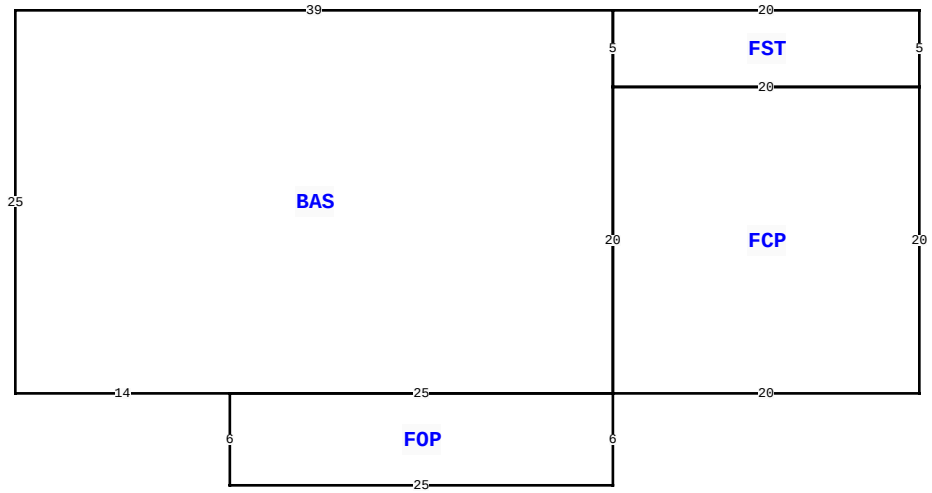
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	20416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	975	100		975	82,039
FCP	400	25		100	8,414
FOP	150	30		45	3,786
FST	100	55		55	4,628
TOTALS	1,625			1,175	98,868

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,175	115.5762	129.45	152,104	1974	1974	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 975 HX Base Yr



5123 SW BIRLEY AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	98,868
TOTAL MARKET OB/XF VALUE	1,100
TOTAL LAND VALUE - MARKET	26,000
TOTAL MARKET VALUE	125,968
SOH/AGL Deduction	0
ASSESSED VALUE	125,968
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	125,968
TOTAL JUST VALUE	125,968
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	136,950

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1555/2049	12/01/2025	WD	Q	I	01	132,000
GRANTOR: WINDHAM PHILOMENA ROS						
GRANTEE: LANGLEY PATRICK WIL						
1506/1957	1/18/2024	LE	U	I	14	100
GRANTOR: WINDHAM PHILOMENA ROS						
GRANTEE: WINDHAM PHILOMENA R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W39 S25 E14 FOP= S6 E25N6 W25$ E25 FCP= E20 N20 W20 S20$ N20 FST= E20 N5 W20 S5$ N5$.

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0294	SHED WOOD/	0	0	8	10	80.00	UT	7.50	7.50	100	1993	1993	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 1,100

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	0		RSF-	1105.00	210.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							

REVIEW DATE 12/17/2025 BY TP Total Acres: 0.51 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 06/08/2026 BY SYS