LOT 9 FALLING CREEK S/D.
WD 1256-1925, WD 1354-2076,

WILSON JUSTIN
1565 NW MERSHON ST
LAKE CITY, FL 32055

2026

19-2S-17-04736-109

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

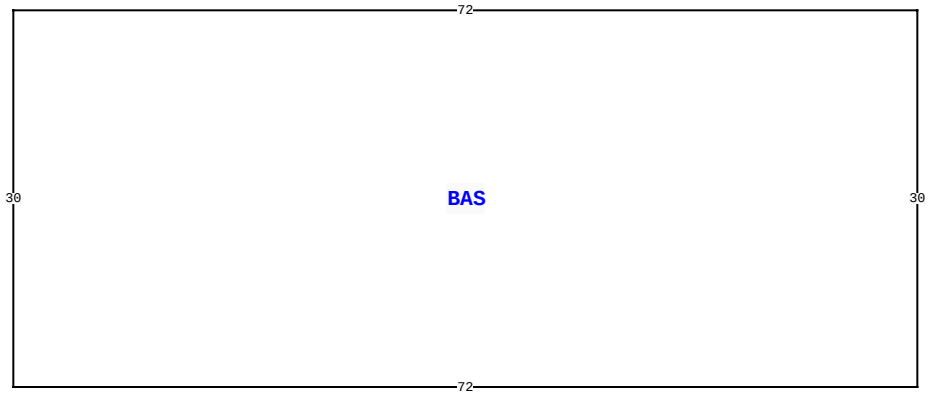
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	19217.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100		2,160	198,893
TOTALS	2,160			2,160	198,893

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,160	113.9000	107.07	231,271	2018	2018	0	0	0	14.00	86.00

1 MANUF 1 100% - 2019 Heated Area: 2160 HX Base Yr 2019



1565 NW MERSHON ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		198,893
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		29,530
TOTAL MARKET VALUE		235,423
SOH/AGL Deduction		94,426
ASSESSED VALUE		140,997
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		90,275
TOTAL JUST VALUE		235,423
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		242,361

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1354/2076	3/01/2018	WD	Q	V	03	25,000
GRANTOR: JAMES SISTRUNK						
GRANTEE: JUSTIN WILSON						
1256/1925	6/12/2013	WD	Q	V	01	25,000
GRANTOR: LAKE CITY DEVELOPMENT						
GRANTEE: JAMES SISTRUNK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W72 S30 E72 N30$.

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0200	C	MBL HM	100		A-1	0.00	0.00	8.26	AC		1.00	1.00	0.55	6,500.00	3,575.00	29,530							

REVIEW DATE 05/22/2018 BY DF Total Acres: 8.26 Total Land Value: 29,530 Market: 0 Agricultural: 0 Common: 29,530 PRINTED 11/17/2025 BY SYS