

COMM SW COR OF S1/2 OF SE1/4, N
R/W OF MERSHON RD, E'LY ALONG R/
POB, CONT SE ALONG R/W 469.51 FT

DOHRN JOSEPH
1185 NW MERSHON ST
LAKE CITY, FL 32055

2026

19-2S-17-04737-000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	15	HARDTILE 80			
Interior Floo	14	CARPET 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Architectual	05	CONV 100			
Units		0 100			
Condition Adj	03	03 100			
Kitchen Adjus	01	01 100			
Quality			06	06	
DOR CODE			5000	IMPROVED AG	
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	2,325	100		2,325	283,550
FGR	564	55		310	37,807
FOP	87	30		26	3,171
FOP	307	30		92	11,220
TOTALS	3,283			2,753	335,747

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,753	125.1600	140.18	385,916	2012	2012	0	0	0 13.00	87.00
1 SINGLE FAM 100% - 2001 Heated Area: 2325 HX Base Yr 2001											
1185 NW MERSHON ST, LAKE CITY											
				BLD DATE					LGL DATE		
				XF DATE					LAND DATE	04/15/2025	MLU
				INC DATE					AG DATE	07/27/2022	SPF

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1		3
VALUATION SUMMARY												
VALUATION BY						STANDARD						
Tax Group: 3						Tax Dist:						
BUILDING MARKET VALUE						335,747						
TOTAL MARKET OB/XF VALUE						6,354						
TOTAL LAND VALUE - MARKET						38,850						
TOTAL MARKET VALUE						351,126						
SOH/AGL Deduction						110,986						
ASSESSED VALUE						240,140						
TOTAL EXEMPTION VALUE						HX HB		50,722				
BASE TAXABLE VALUE						189,418						
TOTAL JUST VALUE						380,951						
NCON VALUE						0						
INCOME VALUE												
PREVIOUS YEAR MKT VALUE						384,810						
XFOB:1:1: DUTCHMANOR MH												