COMM SW COR OF SE1/4, RUN N
533.28 FT TO PT ON N R/W OF
MERSHON RD, RUN SE 81 DEG

DOHRN JAY P
1091 NW MERSHON ST
LAKE CITY, FL 32055

2026

19-2S-17-04737-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

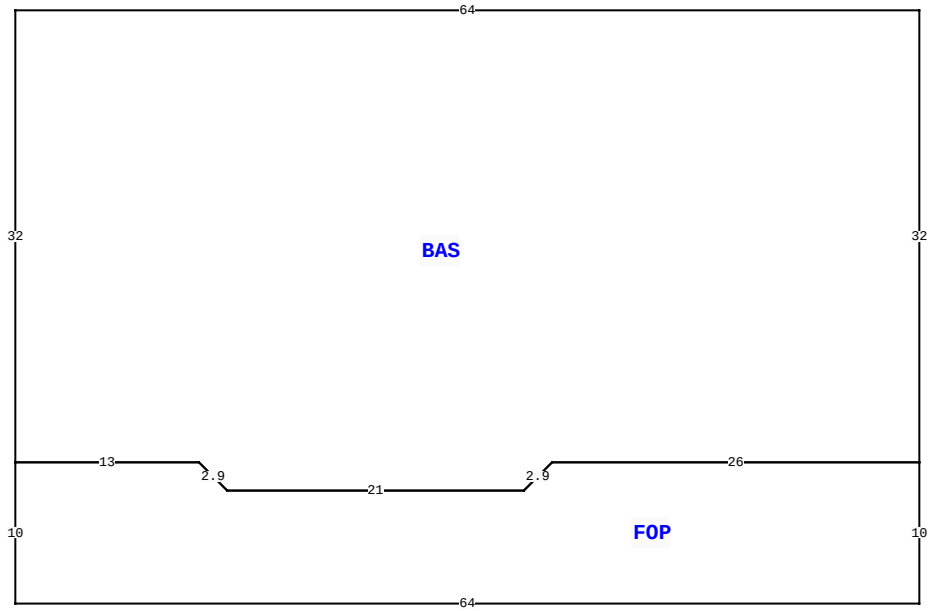
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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 03
NEIGHBORHOOD/LOC	19217.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,094	100		2,094	157,941
FOP	594	30		178	13,426
TOTALS	2,688			2,272	171,367

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,272	101.6560	113.85	258,667	1998	1998	0	0	0	33.75	66.25

1 SINGLE FAM 100% - 1999 Heated Area: 2094 HX Base Yr 1999



1091 NW MERSHON ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		171,367
TOTAL MARKET OB/XF VALUE		50
TOTAL LAND VALUE - MARKET		91,410
TOTAL MARKET VALUE		262,827
SOH/AGL Deduction		91,373
ASSESSED VALUE		171,454
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		120,732
TOTAL JUST VALUE		262,827
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		266,060

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043897	Roof Replacement	12,000	03/10/2022
13332	SFR	335	11/21/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0929/2263	4/16/2001	QC	Q	I	01	100
GRANTOR: WENDY DOHRN						
GRANTEE: JAY P DOHRN						
0847/2112	10/17/1997	QC	Q	V	01	0
GRANTOR: ERNEST DOHRN						
GRANTEE: JAY P DOHRN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S32 FOP= S10 E64 N10 W26 D2 L2 W21 L2 U2 W13$
E13 D2 R2 E21 R2 U2 E26 N32$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 50

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		A-1	0.00	0.00	16.62	AC		1.00	1.00	1.00	5,500.00	5,500.00	91,410							

REVIEW DATE 08/03/2015 BY DF Total Acres: 16.62 Total Land Value: 91,410 Market: 0 Agricultural: 0 Common: 91,410 PRINTED 11/18/2025 BY SYS