BEG AT THE SW COR OF THE SE1/4
OF SE1/4, RUN N 249.91 FT TO S
R/W LINE OF MERSHON RD, THENCE

COLE CHRISTINA MARIE
1106 NW MERSHON ST
LAKE CITY, FL 32055

2026

19-2S-17-04737-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

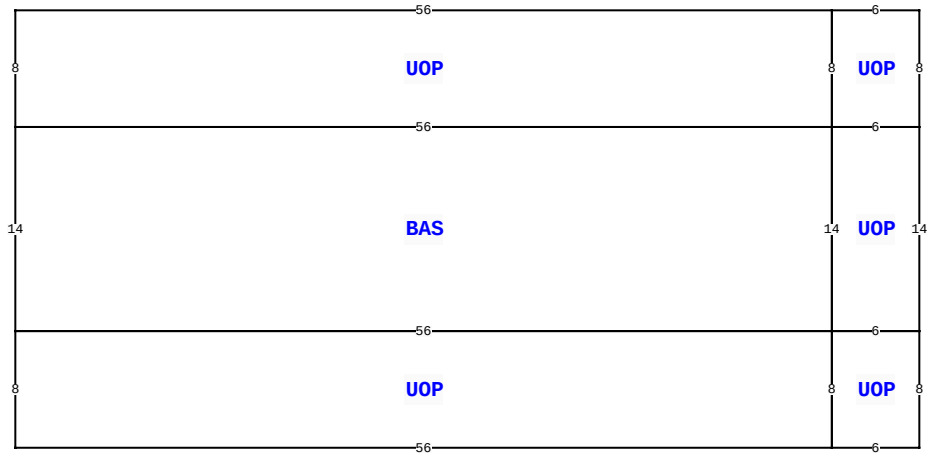
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 80
Exterior Wall	31	VINYL SID 20
Roof Structur	01	FLAT 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
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	784	100		784	10,465
UOP	48	25		12	160
UOP	48	25		12	160
UOP	84	25		21	280
UOP	448	25		112	1,495
UOP	448	25		112	1,495
TOTALS	1,860			1,053	14,056

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,053	55.6200	33.37	35,139	1973	1973	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2025 Heated Area: 784 HX Base Yr 2025



1106 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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		14,056
TOTAL MARKET OB/XF VALUE		7,700
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		30,536
SOH/AGL Deduction		0
ASSESSED VALUE		30,536
TOTAL EXEMPTION VALUE	HX HB VX	30,000
BASE TAXABLE VALUE		536
TOTAL JUST VALUE		56,756
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		56,756

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1189/0406	12/21/2009	AG	U	I	40	10,100
GRANTOR: TOM EAGLE						
GRANTEE: CHRISTINA MARIE COL						
1148/1229	4/10/2008	WD	Q	I	01	100
GRANTOR: SHIRLEY HITSON						
GRANTEE: TOM EAGLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S14 UOP= S8 E56 N8 W56$ E56 UOP= S8 E6 N8 W6$ UOP= E6 N14 W6 S14$ N14 UOP= E6 N8 W6 S8$ UOP= N8 W56 S8 E56$.

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	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	500	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
3	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 7,700

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	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							
2	5500	A	TIMBER 2	0			0.00	0.00	4.00	AC		1.00	1.00	1.00	445.00	445.00	1,780							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	4.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	28,000							

REVIEW DATE 08/03/2015 BY DF Total Acres: 5.00 Total Land Value: 8,780 Market: 28,000 Agricultural: 1,780 Common: 7,000 PRINTED 11/18/2025 BY SYS