

MERSON ALVIN E/MERSON JUNE POOLEY
653 NW MERSON ST
LAKE CITY, FL 32055-9703

20-2S-17-04747-001

[illegible]

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% CON				
Exterior Wall	31	VINYL SID 100	0100	01	2,108	105.6440	118.32	249,419	2000	2000	0	0	0	31.25	68.75				
Roof Structure	03	GABLE/HIP 100	2 SINGLE FAM 100% - 0																
Roof Cover	03	COMP SHNGL 100	Heated Area: 1902																
Interior Wall	05	DRYWALL 100	HX Base Yr																
Interior Floor	14	CARPET 80																	
Interior Floor	12	HARDWOOD 20																	
Air Condition	03	CENTRAL 100																	
Heating Type	04	AIR DUCTED 100																	
Bedrooms	4	100																	
Bathrooms	2	100																	
Frame	02	WOOD FRAME 100																	
Stories	1.	1. 100																	
Architectural Units	05	CONV 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	20217.00	1.00/																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE														
BAS	1,902	100		1,902	154,718														
FOP	264	30		79	6,426														
FOP	424	30		127	10,331														
TOTALS	2,590			2,108	171,476														
EXTRA FEATURES					609 NW MERSHON ST, LAKE CITY														
L N	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	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200				
2	0040	BARN, POLE	0 100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	800				
3	0294	SHED WOOD/	0 100	0	0	1.00	UT	100.00	100.00	100	2022	2021		100	100				
4	0294	SHED WOOD/	0 100	0	0	1.00	UT	3,600.00	3,600.00	100	2022	2021		100	3,600				
LAND DESCRIPTION										TOTAL OB/XF							5,700		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L V		
1	0100	C	SFR	100		A-1	0.00	0.00	20.00	AC		1.00	1.00	0.85	4,500.00	3,825.00			
REVIEW DATE		04/20/2022		BY JS		Total Acres: 20.00				Total Land Value: 76,500				Market: 0				Agricultural: 0	