N1/2 OF LOT 30 PINE NEEDLES ESTA

926-2748, WD 927-1268, 1269, 930

MERSHON MARY JEAN/MERSHON ALFORD ROBERT
198 NE LAVERNE ST
LAKE CITY, FL 32055

2026

20-3S-17-05274-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

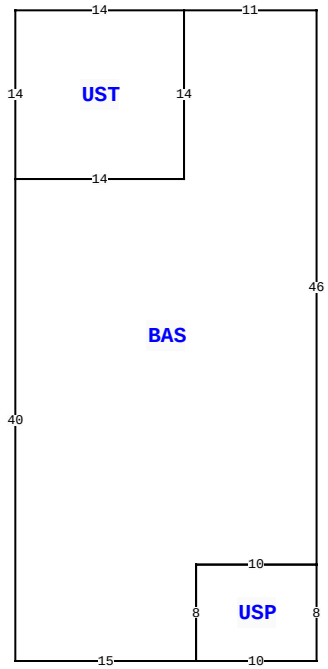
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	20317.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,074	100		1,074	46,836
USP	80	35		28	1,221
UST	196	45		88	3,838
TOTALS	1,350			1,190	51,894

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,190	59.8995	67.09	79,837	1950	1950	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1074 HX Base Yr



198 NE LAVERNE ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		51,894
TOTAL MARKET OB/XF VALUE		500
TOTAL LAND VALUE - MARKET		7,500
TOTAL MARKET VALUE		59,894
SOH/AGL Deduction		34,488
ASSESSED VALUE		25,406
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		406
TOTAL JUST VALUE		59,894
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		59,894

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0930/0183	6/27/2001	QC	Q	I	01	100
GRANTOR: MARY J MERSHON & BOBB						
GRANTEE: MARY J & ALFORD R M						
0927/1269	5/29/2001	WD	Q	I	06	14,500
GRANTOR: GEORGE ALLEN PRINCE E						
GRANTEE: MARY J MERSHON & BO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 UST= W14 S14 E14 N14$ S14 W14 S40 E15 USP= E10 N8 W10 S8$ N8 E10 N46$.

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	10	12	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 500

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	15,000.00	SF		1.00	1.00	1.00	0.50	0.50	7,500							

REVIEW DATE 08/03/2015 BY DF Total Acres: 0.34 Total Land Value: 7,500 Market: 0 Agricultural: 0 Common: 7,500 PRINTED 11/07/2025 BY SYS