COMM AT PT OF INTERS OF S R/W LI
& W LINE SEC, SE ALONG R/W 45.16
CONT SE ALONG R/W, 268.75 FT, S

MERCER KODIE
9086 W US HIGHWAY 90
LAKE CITY, FL 32055

2026

25-3S-15-00218-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
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 0100 SINGLE FAMILY

MAP NUM | MKT AREA 01

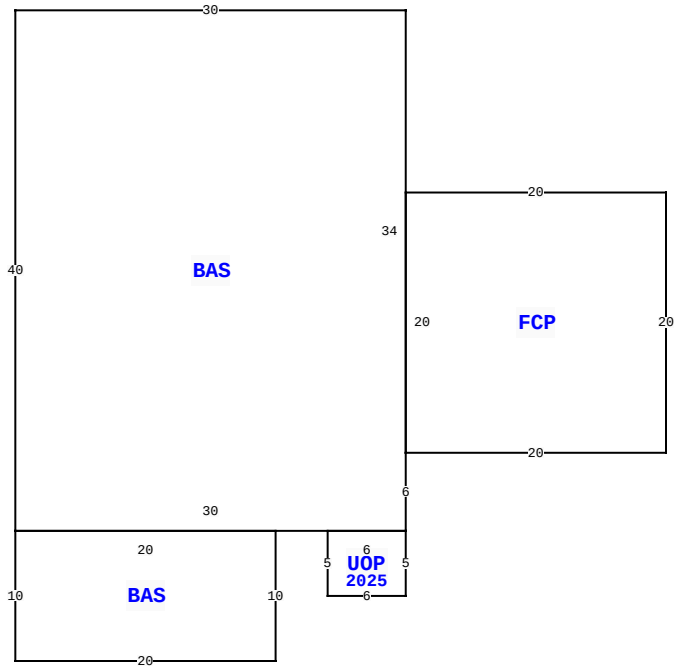
NEIGHBORHOOD/LOC 25315.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	200	100		200	23,721
BAS	1,200	100		1,200	142,328
FCP	400	25		100	11,861
UOP	30	20	2025	6	711
TOTALS	1,830			1,506	178,621

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,506	121.0230	135.55	204,138	1971	2015	0	0	0	12.50	87.50

1 SINGLE FAM 0% - 2023 Heated Area: 1400 HX Base Yr



9086 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	178,621
TOTAL MARKET OB/XF VALUE	37,744
TOTAL LAND VALUE - MARKET	18,360
TOTAL MARKET VALUE	234,725
SOH/AGL Deduction	136,164
ASSESSED VALUE	98,561
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	98,561
TOTAL JUST VALUE	234,725
NCON VALUE	10,800
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	226,476

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053748	Electrical Servic		08/01/2025
000052790	Storage Building	11,526	04/02/2025
000052734	Roof Replacement	2,500	03/27/2025
000052723	Electrical Servic		03/27/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1532/868	1/30/2025	WD	Q	I	01	375,000
GRANTOR: ASCENCIO REINA						
GRANTEE: MERCER KODIE						
1482/2228	1/11/2023	WD	U	I	11	100
GRANTOR: COLE RICHARD C						
GRANTEE: ASCENIO REINA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W30 S40 E30 N6 N34 $
FCP=[ORIG=0,34] E20 N20 W20 S20 $
BAS=[ORIG=-30,40] S10 E20 N10 W20 $
UOP=[YR=2025;ORIG=0,40] S5 W6 N5 E6 $
.

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	0280	POOL R/CON	0	0	36	18	648.00	UT	70.00	70.00	40	1987	1987	3	40	18,144	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800	
3	0020	BARN,FR	0	0	24	16	1.00	UT	8,000.00	8,000.00	100	2022	2005		100	8,000	
4	0030	BARN,MT	0	0	24	30	720.00	UT	15.00	15.00	100	2026	2025		100	10,800	

LAND DESCRIPTION

TOTAL OB/XF 37,744

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	0		A-1	0.00	0.00	1.02	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,360							

REVIEW DATE 08/19/2025 BY tommy Total Acres: 1.02 Total Land Value: 18,360 Market: 0 Agricultural: 0 Common: 18,360 PRINTED 11/18/2025 BY SYS