

W1/2 OF W1/2 OF NW1/4 OF NE1/4.
607-633, 636-585, 679-640, 780-1

MOCHAN GREGOR O/DAVIS CHELSEA M
318 NW MERSHON ST
LAKE CITY, FL 32055

2026

29-2S-17-04783-002



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	13	LAM/VNLPLK 100
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1.5 100
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		03
NEIGHBORHOOD/LOC	29217.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100		900	72,765
FOP	80	30		24	1,940
FSP	192	40		77	6,225
UDG	864	55		475	38,404
TOTALS	2,036			1,476	119,335

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,476	105.0000	117.60	173,578	1986	2000	0	0	0	31.25	68.75
1 SINGLE FAM 100% - 2025 Heated Area: 900 HX Base Yr 2025												
318 NW MERSHON ST, LAKE CITY												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
04/11/2025 MLU												

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W			
1	0252	LEAN-TO W/	0	100	24	8			
2	0166	CONC, PAVMT	0	100	14	8			
3	0080	DECKING	0	100	0	0			

LAND DESCRIPTION										TOTAL OB/XF						1,216	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL
1	0100	C	SFR	100		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	
REVIEW DATE		10/30/2024		BY	TP	Total Acres: 10.00			Total Land Value: 65,000			Market: 0			Agricultural: 0		

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		119,335	
TOTAL MARKET OB/XF VALUE		1,216	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		185,551	
SOH/AGL Deduction		0	
ASSESSED VALUE		185,551	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		134,829	
TOTAL JUST VALUE		185,551	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		187,721	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046202	Roof Replacement	3,000	01/04/2023

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1524/1035	8/22/2024	WD	U	I	41	233,000	
GRANTOR: SILVA FRANCISCO							
GRANTEE: MOCHAN GREGOR O							
1072/1646	1/31/2006	QC	Q	I	01	100	
GRANTOR: FRANCISCO SILVA							
GRANTEE: FRANCISCO SILVA NAD							

BUILDING NOTES																	
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BUILDING DIMENSIONS																	
BAS= W34 S18 FSP= W12 S16 E12 N16\$ S16 E18 N11 FOP= E16N5 W16 S5\$ N5 E16 N18\$ PTR= N30 UDG= N24 W36 S24 E36\$ S30\$.																	