E1/2 OF E1/2 OF NE1/4 OF NW1/4
829-798, QC 1163-1087, WD 1232-1

DURRANCE JAMES MICHAEL SR
396 NW MERSHON ST
LAKE CITY, FL 32055

2026

29-2S-17-04787-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

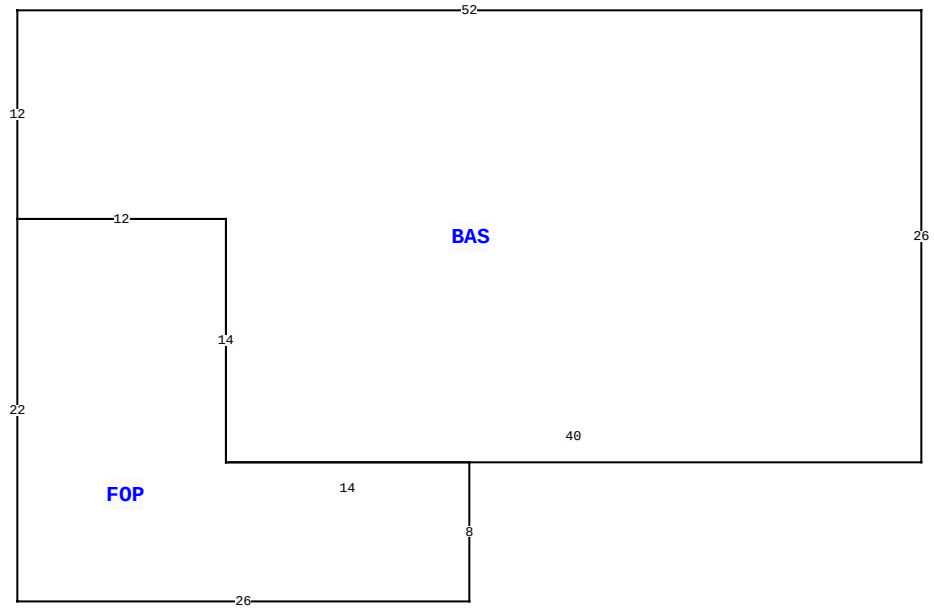
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	06	VINYL ASB 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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		MKT AREA 03
NEIGHBORHOOD/LOC	29217.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,184	100		1,184	106,018
FOP	376	30		113	10,118
TOTALS	1,560			1,297	116,136

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	1,297	116.5000	142.13	184,343	1988	1988	0	0	0	37.00	63.00

1 SFR PILING 100% - 0 Heated Area: 1184 HX Base Yr



396 NW MERSHON ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		116,136
TOTAL MARKET OB/XF VALUE		27,496
TOTAL LAND VALUE - MARKET		49,660
TOTAL MARKET VALUE		193,292
SOH/AGL Deduction		86,126
ASSESSED VALUE		107,166
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		56,444
TOTAL JUST VALUE		193,292
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		195,136

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28450	MAINT/ALTR	30	03/25/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1296/2451	6/22/2015	QC	U	I	11	100
GRANTOR: JAMES M DURRANCE SR &						
GRANTEE: JAMES M DURRANCE SR						
1232/1653	3/27/2012	WD	U	I	11	100
GRANTOR: JAMES M DURRANCE SR						
GRANTEE: JAMES M DURRANCE SR						

BUILDING NOTES

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	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	400	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
3	0166	CONC,PAVMT	0	100	26	52	1,352.00	UT	2.00	2.00	100	2015	2015	3	100	2,704	
4	0031	BARN,MT AE	0	100	36	48	1,728.00	UT	14.00	14.00	100	2015	2015	3	100	24,192	

BUILDING DIMENSIONS

BAS= W52 S12 FOP= S22 E26 N8 W14 N14 W12$ E12 S14 E40 N26$.

LAND DESCRIPTION

TOTAL OB/XF 27,496

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	1.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	6,500							
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	6.64	AC		1.00	1.00	1.00	6,500.00	6,500.00	43,160							

REVIEW DATE 08/05/2015 BY DF Total Acres: 7.64 Total Land Value: 49,660 Market: 0 Agricultural: 0 Common: 49,660 PRINTED 11/04/2025 BY SYS