COMM AT NW COR OF NE1/4 OF NE1/4
FT TO S R/W LINE MERSHON RD, RUN
308.04 FT FOR POB, CONT SE ALONG

COOK LORNE D
1012 NW MERSHON CT
LAKE CITY, FL 32055

2026

30-2S-17-04797-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

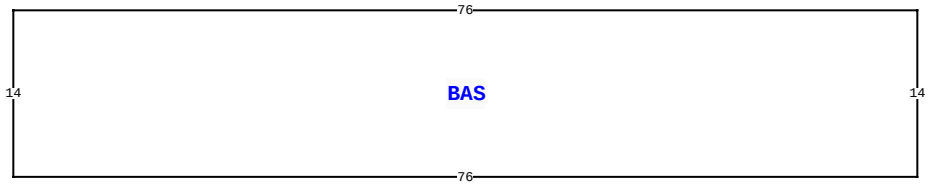
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	30217.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100		1,064	28,064
TOTALS	1,064			1,064	28,064

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,064	109.9000	65.94	70,160	1994	1994	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2008 Heated Area: 1064 HX Base Yr 2008



1012 NW MERSHON ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2025 MLU
INC DATE		AG DATE	07/27/2022 SPF

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		28,064
TOTAL MARKET OB/XF VALUE		9,244
TOTAL LAND VALUE - MARKET		38,740
TOTAL MARKET VALUE		46,370
SOH/AGL Deduction		20,406
ASSESSED VALUE		25,964
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		964
TOTAL JUST VALUE		76,048
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		76,048

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26026	M H	358	07/16/2007
25483	TR/TRAILER	50	02/02/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1518/2479	7/12/2024	QC	U	V	11	0
GRANTOR: TERRY DEBBIE						
GRANTEE: COOK LORNE						
1515/730	5/23/2024	WD	Q	V	01	44,000
GRANTOR: COOK LORNE D						
GRANTEE: TERRY DEBBIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S14 E76 N14$.

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	0255	MBL HOME S	0	100	12	56	672.00	UT	1.00	1.00	100	2005	2005	3	100	672	
2	0255	MBL HOME S	0	100	12	56	672.00	UT	1.00	1.00	100	2005	2005	3	100	672	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	900	

LAND DESCRIPTION

TOTAL OB/XF 9,244

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	0200	C	MBL HM	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	6,500							
2	5400	A	TIMBER 1	0		A-1	0.00	0.00	3.96	AC		1.00	1.00	1.00	647.00	647.00	2,562							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	4.96	AC		1.00	1.00	1.00	6,500.00	6,500.00	32,240							

REVIEW DATE 08/05/2015 BY DF Total Acres: 4.96 Total Land Value: 9,062 Market: 32,240 Agricultural: 2,562 Common: 6,500 PRINTED 11/17/2025 BY SYS