COMM SW COR OF NW1/4 OF SW1/4, R
FOR POB, NW 418.04 FT, E 778.40
FT, W 772.78 FT FOR POB, (AKA PA

MERSHON THOMAS/MERSHON BRITTANY
810 SW MARY TERRACE
LAKE CITY, FL 32024

2027

14-5S-15-00459-221

BUILDING CHARACTERISTICS

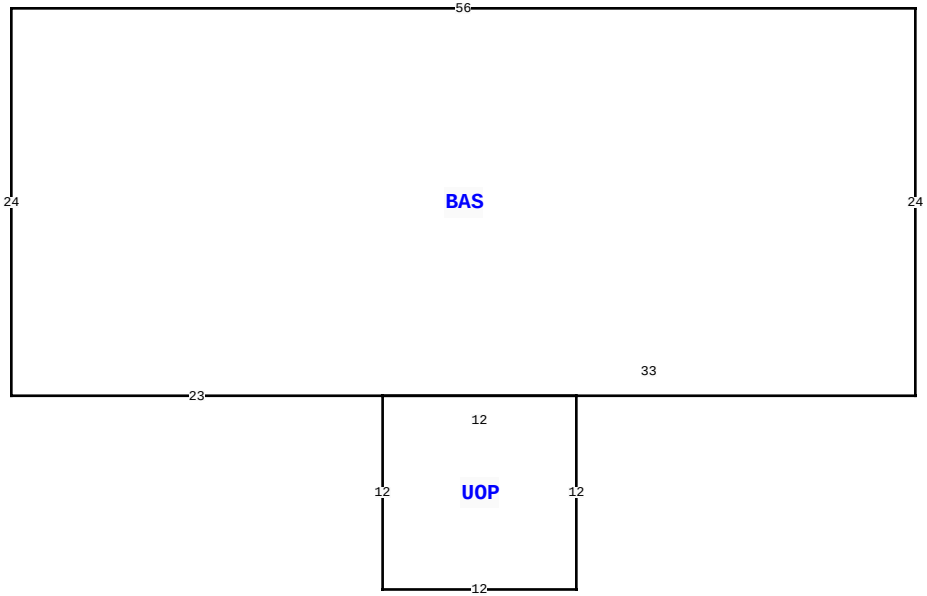
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	14515.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	26,686
UOP	144	25		36	715
TOTALS	1,488			1,380	27,401

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,380	82.7280	49.64	68,503	1979	1979	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2018 Heated Area: 1344 HX Base Yr 2018



810 SW MARY TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	198,774
TOTAL MARKET OB/XF VALUE	9,900
TOTAL LAND VALUE - MARKET	93,600
TOTAL MARKET VALUE	302,274
SOH/AGL Deduction	69,787
ASSESSED VALUE	232,487
TOTAL EXEMPTION VALUE	HX HB DX 41,114
BASE TAXABLE VALUE	191,373
TOTAL JUST VALUE	302,274
NCON VALUE	172,373
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	129,901

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056013	Mobile Home		09/18/2026
16738	M H	125	03/15/2000
8167	M H	125	03/15/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1336/1110	4/26/2017	WD	Q	I	01	48,000
GRANTOR: DONNA L DEBARGE						
GRANTEE: THOMAS & BRITTANY M						
1177/1363	7/17/2009	WD	Q	I	01	46,000
GRANTOR: JACK F KELLEY						
GRANTEE: MICHAEL P SIZEMORE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S24 E23 UOP= S12 E12 N12 W12$ E33 N24$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2027	2026		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 9,900

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		A-1	0.00	0.00	7.80	AC		1.00	1.00	1.00	12,000.00	12,000.00	93,600							

REVIEW DATE 09/22/2026 BY Nick Total Acres: 7.80 Total Land Value: 93,600 Market: 0 Agricultural: 0 Common: 93,600 PRINTED 11/17/2026 BY SYS

COMM SW COR OF NW1/4 OF SW1/4, R
FOR POB, NW 418.04 FT, E 778.40
FT, W 772.78 FT FOR POB, (AKA PA

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2027

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BUILDING CHARACTERISTICS

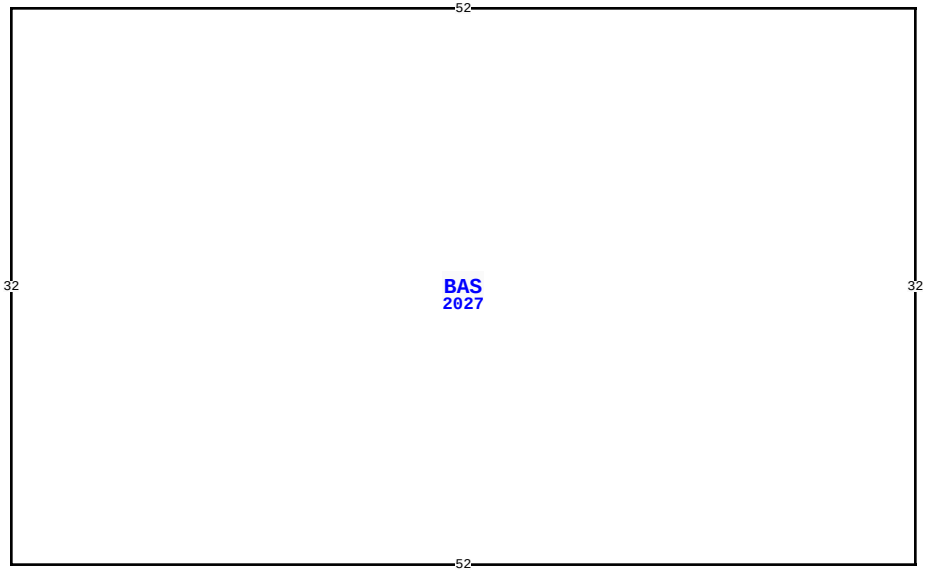
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	14515.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,664	100	2027	1,664	171,373
TOTALS	1,664			1,664	171,373

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,664	113.0000	105.09	174,870	2025	2025	0	0	0	2.00	98.00

2 MANUF 1 0% - 2027 Heated Area: 1664 HX Base Yr 2018



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	05/06/2026 MLU
AG DATE	

810 SW MARY TER, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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1177/1363	7/17/2009	WD	Q	I	01	46,000
GRANTOR: JACK F KELLEY						
GRANTEE: MICHAEL P SIZEMORE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=14,16] E52 S32 W52 N32 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 09/22/2026 BY Nick Total Acres: 7.80 Total Land Value: 93,600 Market: 0 Agricultural: 0 Common: 93,600 PRINTED 11/17/2026 BY SYS