LOT 2 FALLING CREEK S/D & CORP.

WD 1250-2163

HENDON DERRICK DENARD/JOHNSON CYNTHIA C
1552 NW MERSHON ST
LAKE CITY, FL 32055

2026

19-2S-17-04736-102

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
Quality	06	06

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 03

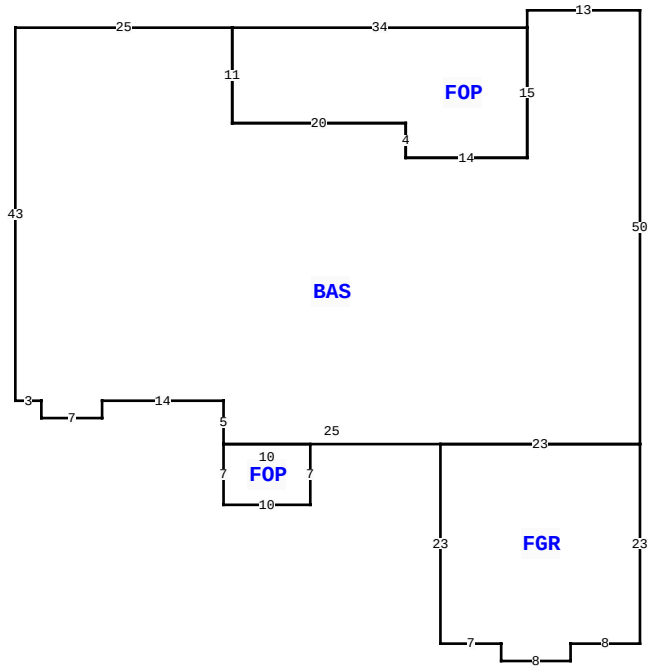
NEIGHBORHOOD/LOC 19217.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,946	100		2,946	339,485
FGR	545	55		300	34,571
FOP	70	30		21	2,420
FOP	430	30		129	14,865
TOTALS	3,991			3,396	391,342

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,396	112.3185	128.04	434,824	2015	2015	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2016 Heated Area: 2946 HX Base Yr 2016



1552 NW MERSHON ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		391,342
TOTAL MARKET OB/XF VALUE		2,640
TOTAL LAND VALUE - MARKET		48,424
TOTAL MARKET VALUE		442,406
SOH/AGL Deduction		148,553
ASSESSED VALUE		293,853
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		242,442
TOTAL JUST VALUE		442,406
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		429,071

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32323	SFR	1,089	09/23/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1250/2163	3/06/2013	WD	U	V	40	22,000

GRANTOR: LAKE CITY DEVELOPMENT

GRANTEE: DERRICK D HENDON &

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 S2 FOP= W34 S11 E20 S4 E14 N15$ S15 W14 N4 W20 N11 W25 S43 E3 S2 E7 N2 E14 S5 FOP= S7 E10 N7 W10$ E25 FGR= S23 E7 S2 E8 N2 E8 N23 W23$ E23 N50$.

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	2015	2015	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	720.00	UT	2.00	2.00	100	2015	2015	3	100	1,440	

LAND DESCRIPTION

TOTAL OB/XF 2,640

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	6.33	AC		1.00	1.00	0.85	9,000.00	7,650.00	48,424							

REVIEW DATE 08/03/2015 BY DF Total Acres: 6.33 Total Land Value: 48,424 Market: 0 Agricultural: 0 Common: 48,424 PRINTED 05/12/2026 BY SYS