COMM SW COR OF S1/2 OF SE1/4, N
R/W OF MERSHON RD, E'LY ALONG R/
POB, CONT SE ALONG R/W 469.51 FT

DOHRN JOSEPH
1185 NW MERSHON ST
LAKE CITY, FL 32055

2027

19-2S-17-04737-000

BUILDING CHARACTERISTICS

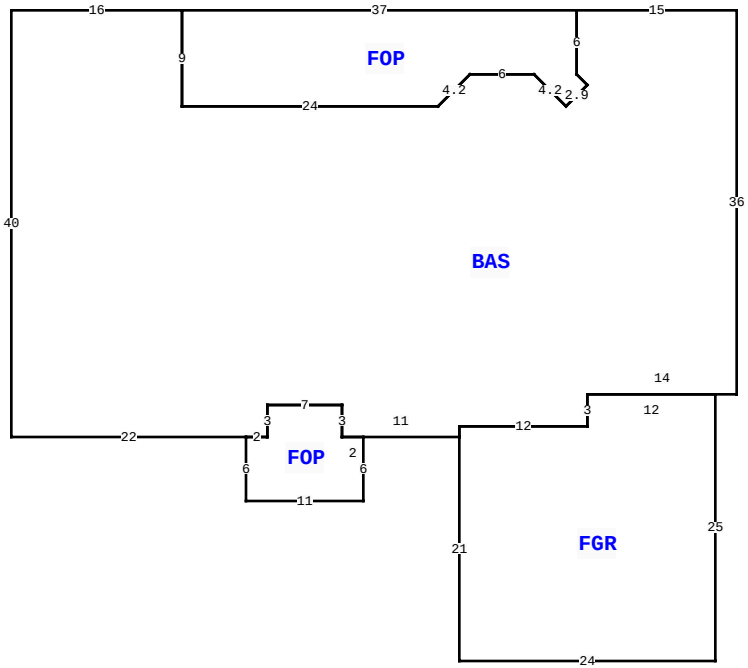
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	5000	IMPROVED AG
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	2,325	100		2,325	278,492
FGR	564	55		310	37,132
FOP	87	30		26	3,115
FOP	307	30		92	11,020
TOTALS	3,283			2,753	329,759

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,753	125.1600	137.68	379,033	2012	2012	0	0	0	13.00	87.00

1 SINGLE FAM 100% - 2001 Heated Area: 2325 HX Base Yr 2001



1185 NW MERSHON ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	07/27/2022 SPF

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		329,759
TOTAL MARKET OB/XF VALUE		6,354
TOTAL LAND VALUE - MARKET		49,950
TOTAL MARKET VALUE		347,138
SOH/AGL Deduction		100,568
ASSESSED VALUE		246,570
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		195,159
TOTAL JUST VALUE		386,063
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		392,051

XFOB:1:1: DUTCHMANOR MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
300005	SFR	922	03/15/2012
14287	M H	125	07/17/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FOP= W37 S9 E24 R3 U3 E6 D3 R3 R2 U2 U1 L1 N6$ S6 R1 D1 D2 L2 L3 U3 W6 D3 L3 W24 N9 W16 S40 E22 FOP= S6 E11 N6 W2 N3 W7 S3 W2$ E2 N3 E7 S3 E11 FGR= S21 E24 N25 W12 S3 W12 S1$ N1 E12 N3 E14 N36$.

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	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,200	
3	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	400	
4	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,500	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2012	2012	3	100	1,200	
6	0166	CONC,PAVMT	0	100	0	0	721.00	UT	2.00	2.00	80	2012	2012	3	80	1,154	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	
8	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	
9	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 6,354

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	9,000.00	9,000.00	9,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	4.55	AC		1.00	1.00	1.00	445.00	445.00	2,025							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	4.55	AC		1.00	1.00	1.00	9,000.00	9,000.00	40,950							

REVIEW DATE 08/03/2015 BY DF Total Acres: 5.55 Total Land Value: 11,025 Market: 40,950 Agricultural: 2,025 Common: 9,000 PRINTED 11/17/2026 BY SYS