

BEG AT THE SW COR OF THE SE1/4 OF SE1/4, RUN N 249.91 FT TO S R/W LINE OF MERSHON RD, THENCE

COLE CHRISTINA MARIE  
1106 NW MERSHON ST  
LAKE CITY, FL 32055

2026

19-2S-17-04737-004



ELEMENT		BUILDING CHARACTERISTICS	
ELEMENT	CD	CONSTRUCTION	
Exterior Wall	03	BELOW AVG. 80	
Exterior Wall	31	VINYL SID 20	
Roof Structure	01	FLAT 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
Air Condition	01	NONE 100	
Heating Type	03	FORCED AIR 100	
Bedrooms		2 100	
Bathrooms		2 100	
Stories	1.	1. 100	
Architectural Units	01	CONV 100	
Condition Adj	01	01 100	
Kitchen Adjus	01	01 100	
Quality	01	01	
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
BAS	784	100	
UOP	48	25	
UOP	48	25	
UOP	84	25	
UOP	448	25	
UOP	448	25	
TOTALS	1,860		

MARKET ADJUSTMENTS																											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																
1	MOBILE HME	100% - 2025		35.04	36,897	1973	1973	0	0	60.00	40.00																
			Heated Area: 784			HX Base Yr 2025																					
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> <th>MLU</th> <th>SPF</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/11/2026</td> <td></td> <td>07/27/2022</td> <td></td> <td></td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	MLU	SPF				05/11/2026		07/27/2022		
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	MLU	SPF																				
			05/11/2026		07/27/2022																						

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		14,759	
TOTAL MARKET OB/XF VALUE		7,700	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		33,239	
SOH/AGL Deduction		1,927	
ASSESSED VALUE		31,312	
TOTAL EXEMPTION VALUE		HX HB VX 30,000	
BASE TAXABLE VALUE		1,312	
TOTAL JUST VALUE		67,459	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		56,756	
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055153	Electrical Servic		03/03/2026
000054803	Right-of-Way Acce		01/13/2026

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1189/0406	12/21/2009	AG U	I	40		10,100
GRANTOR: TOM EAGLE						
GRANTEE: CHRISTINA MARIE COL						
1148/1229	4/10/2008	WD Q	I	01		100
GRANTOR: SHIRLEY HITSON						
GRANTEE: TOM EAGLE						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0060	CARPOT F	0	100	0	1.00	UT	0.00	0.00	100
2	0080	DECKING	0	100	0	1.00	UT	0.00	0.00	100
3	9945	Well/Sept	0	100	0	1.00	UT	7,000.00	7,000.00	100

TOTAL OB/XF											
7,700											
1106 NW MERSHON ST, LAKE CITY											

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W56 S14 UOP= S8 E56 N8 W56\$ E56 UOP= S8 E6 N8 W6\$ UOP= E6 N14 W6 S14\$ N14 UOP= E6 N8 W6 S8\$ UOP= N8 W56 S8 E56\$.									

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	5500	A	TIMBER 2	0			0.00	0.00	4.00	AC		1.00	1.00	1.00	445.00	445.00	1,780							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	4.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	36,000							