E1/2 OF SW1/4 OF SW1/4.

625-56,

MERSHON ALVIN E/MERSHON JUNE POOLEY
653 NW MERSHON ST
LAKE CITY, FL 32055-9703

2027

20-2S-17-04747-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
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
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 03

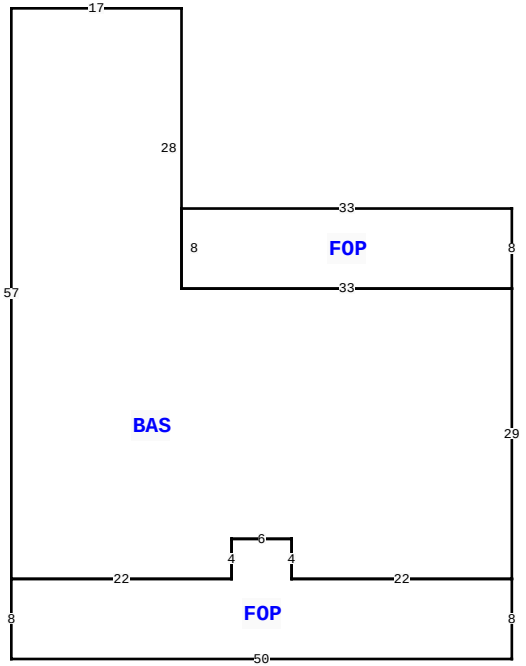
NEIGHBORHOOD/LOC 20217.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,902	100		1,902	151,959
FOP	264	30		79	6,312
FOP	424	30		127	10,147
TOTALS	2,590			2,108	168,418

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,108	105.6440	116.21	244,971	2000	2000	0	0	0	31.25	68.75

2 SINGLE FAM 100% - 0 Heated Area: 1902 HX Base Yr



609 NW MERSHON ST, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/18/2026 MLU
INC DATE | AG DATE

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	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	800	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	100.00	100.00	100	2022	2021		100	100	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	3,600.00	3,600.00	100	2022	2021		100	3,600	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		168,418
TOTAL MARKET OB/XF VALUE		5,700
TOTAL LAND VALUE - MARKET		93,500
TOTAL MARKET VALUE		267,618
SOH/AGL Deduction		103,186
ASSESSED VALUE		164,432
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		113,021
TOTAL JUST VALUE		267,618
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,676

BLDG:1:1: MERI MH

XFOB:1:1: MERI MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044159	Roof Replacement	13,475	04/11/2022
000041750	Mobile Home		04/15/2021
16050	SFR	320	09/20/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0625/0056	6/10/1987	WD	Q	I		20,000

GRANTOR: DOHRN ERNEST P

GRANTEE: MERSHON ALVIN E

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 S57 FOP= S8 E50 N8 W22 N4 W6 S4 W22$ E22 N4 E6 S4 E22 N29 FOP= N8 W33 S8 E33$ W33 N28$.

LAND DESCRIPTION

TOTAL OB/XF 5,700

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	20.00	AC		1.00	1.00	0.85	5,500.00	4,675.00	93,500							

REVIEW DATE 04/20/2022 BY JS Total Acres: 20.00 Total Land Value: 93,500 Market: 0 Agricultural: 0 Common: 93,500 PRINTED 11/17/2026 BY SYS