COMM AT NW COR OF SW1/4 OF
SE1/4, RUN S 790.67 FT FOR POB
RUN E 459.59 FT, S 491.40 FT

COLLINS JOEY P
259 NW MERSHON ST
LAKE CITY, FL 32055

2026

20-2S-17-04755-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

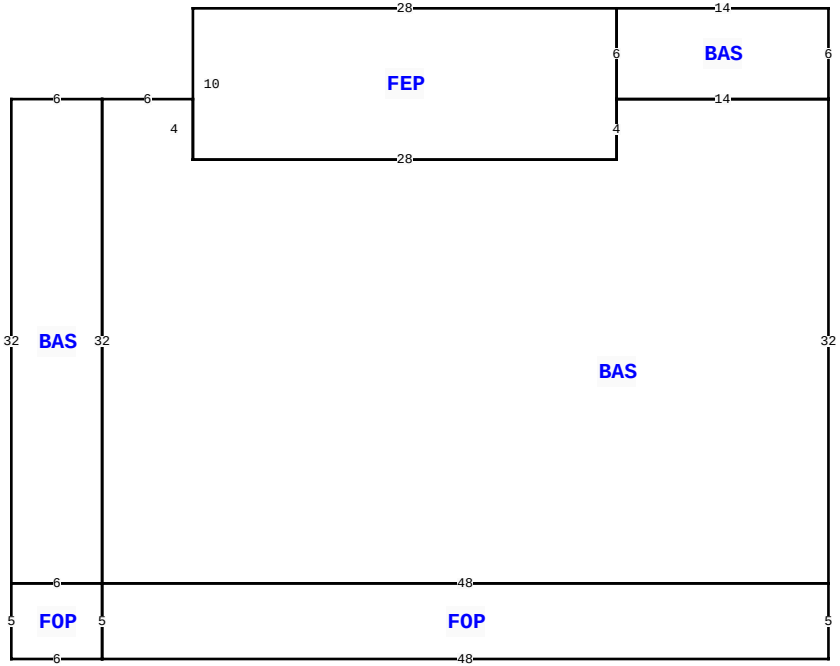
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	07	07
DOR CODE	5000	IMPROVED AG
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	84	100		84	10,320
BAS	192	100		192	23,588
BAS	1,424	100		1,424	174,942
FEP	280	80		224	27,519
FOP	30	30		9	1,106
FOP	240	30		72	8,846
TOTALS	2,250			2,005	246,320

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,005	138.8475	155.51	311,798	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2012 Heated Area: 1700 HX Base Yr 2012



259 NW MERSHON ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2025 MLU
INC DATE		AG DATE	07/27/2022 SPF

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		246,320
TOTAL MARKET OB/XF VALUE		49,890
TOTAL LAND VALUE - MARKET		35,490
TOTAL MARKET VALUE		304,350
SOH/AGL Deduction		89,865
ASSESSED VALUE		214,485
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		163,074
TOTAL JUST VALUE		331,700
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		335,630

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35481	POOL	425	06/27/2017
26921	STORAGE	186	04/11/2008
21336	SFR	370	12/10/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1292/0584	3/13/2015	QC	U	I	11	100
GRANTOR: WESLEY KARL RICHARDSO						
GRANTEE: JOEY P COLLINS						
1225/1585	11/30/2011	WD	Q	I	01	165,500
GRANTOR: RENE P JR & DEBBIE L						
GRANTEE: JOEY P COLLINS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FEP= N6 W28 S10 E28 N4$ S4 W28 N4 W6 BAS= W6 S32 E6 N32$ S32 FOP= W6 S5 E6 N5$ FOP= S5 E48 N5 W48$ E48 N32$ BAS= N6 W14 S6 E14$.

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	0060	CARPORT F	0	100	26	28	728.00	UT	10.00	10.00	100	2004	2004	3	100	7,280	
2	0294	SHED WOOD/	0	100	16	24	384.00	UT	14.00	14.00	100	2004	2004	3	100	5,376	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	600	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	500	
5	0280	POOL R/CON	0	100	0	0	580.00	UT	70.00	70.00	100	2019	2019	3	89	36,134	

LAND DESCRIPTION

TOTAL OB/XF 49,890

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			0.00	0.00	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							
2	6200	A	PASTURE 3	0			0.00	0.00	4.07	AC		1.00	1.00	1.00	280.00	280.00	1,140							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	4.07	AC		1.00	1.00	1.00	7,000.00	7,000.00	28,490							

REVIEW DATE 10/15/2019 BY HC Total Acres: 5.07 Total Land Value: 8,140 Market: 28,490 Agricultural: 1,140 Common: 7,000 PRINTED 03/25/2026 BY SYS