W1/2 OF W1/2 OF NW1/4 OF NE1/4.
607-633, 636-585, 679-640, 780-1

MOCHAN GREGOR O/DAVIS CHELSEA M
318 NW MERSHON ST
LAKE CITY, FL 32055

2027

29-2S-17-04783-002

BUILDING CHARACTERISTICS

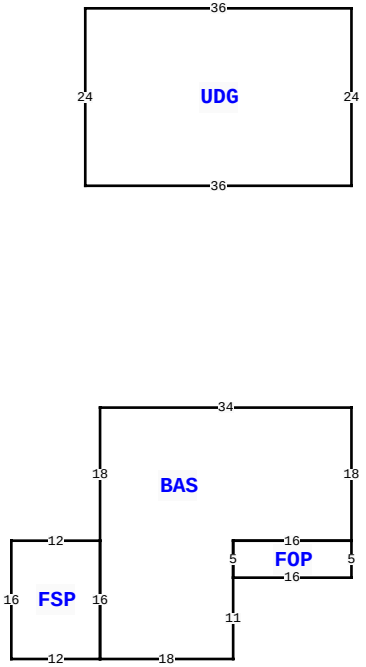
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 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	29217.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100		900	71,466
FOP	80	30		24	1,906
FSP	192	40		77	6,115
UDG	864	55		475	37,718
TOTALS	2,036			1,476	117,204

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,476	105.0000	115.50	170,478	1986	2000	0	0	0	31.25	68.75

1 SINGLE FAM 100% - 2025 Heated Area: 900 HX Base Yr 2025



318 NW MERSHON ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 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	0252	LEAN-TO W/	0	100	24	8	192.00	UT	2.50	2.50	100	0	0	3	100	480	
2	0166	CONC,PAVMT	0	100	14	8	112.00	UT	3.00	3.00	100	0	0	3	100	336	
3	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		117,204
TOTAL MARKET OB/XF VALUE		1,216
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		198,420
SOH/AGL Deduction		0
ASSESSED VALUE		198,420
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		147,009
TOTAL JUST VALUE		198,420
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		200,551

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046202	Roof Replacement	3,000	01/04/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1524/1035	8/22/2024	WD	U	I	41	233,000
GRANTOR: SILVA FRANCISCO						
GRANTEE: MOCHAN GREGOR O						
1072/1646	1/31/2006	QC	Q	I	01	100
GRANTOR: FRANCISCO SILVA						
GRANTEE: FRANCISCO SILVA NAD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 S18 FSP= W12 S16 E12 N16$ S16 E18 N11 FOP= E16N5 W16 S5$ N5 E16 N18$ PTR= N30 UDG= N24 W36 S24 E36$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 1,216

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	10.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	80,000							

REVIEW DATE 10/30/2024 BY TP Total Acres: 10.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 11/16/2026 BY SYS