E1/2 OF W1/2 OF NW1/4 OF NW1/4.

PB 668-722, 686-580, 669-646, DC

HARRIS CALEB A/HARRIS TARA N
774 NW MERSHON ST
LAKE CITY, FL 32055

2027

29-2S-17-04790-002

BUILDING CHARACTERISTICS

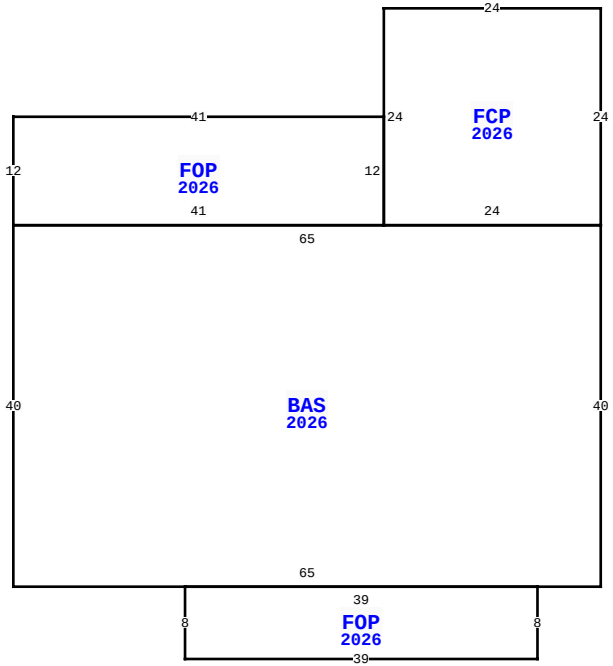
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
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	2,600	100	2026	2,600	309,738
FCP	576	25	2026	144	17,155
FOP	312	30	2026	94	11,198
FOP	492	30	2026	148	17,631
TOTALS	3,980			2,986	355,722

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,986	108.3000	119.13	355,722	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2026 Heated Area: 2600 HX Base Yr 2026



774 NW MERSHON ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	07/27/2022 SPF

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		355,722
TOTAL MARKET OB/XF VALUE		2,000
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		368,350
SOH/AGL Deduction		0
ASSESSED VALUE		368,350
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		316,939
TOTAL JUST VALUE		437,722
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		444,202

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051791	New Residential C	350,000	12/12/2024
000051520	Right-of-Way Acce		11/15/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1526/2613	11/06/2024	WD	U	V	11	100
GRANTOR: HARRIS CALEB A						
GRANTEE: HARRIS CALEB A						
1495/2118	3/10/2023	QC	U	V	11	100
GRANTOR: HARRIS CHRISTOPHER A						
GRANTEE: HARRIS CALEB A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=46,24] E65 S40 W65 N40 $
FCP=[YR=2026;ORIG=87,0] E24 S24 W24 N24 $
FOP=[YR=2026;ORIG=46,12] E41 S12 W41 N12 $
FOP=[YR=2026;ORIG=65,64] E39 S8 W39 N8 $
.

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	0166	CONC,PAVMT	0	100	0	0	400.00	UT	5.00	5.00	100	2026	2025		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 2,000

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					1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							
2	5500	A	TIMBER 2	0					5.60	AC		1.00	1.00	1.00	445.00	445.00	2,492							
3	5910	A	SWAMP/CYPRES	100					3.40	AC		1.00	1.00	1.00	40.00	40.00	136							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	72,000							

REVIEW DATE 03/02/2026 BY robin Total Acres: 10.00 Total Land Value: 10,628 Market: 72,000 Agricultural: 2,628 Common: 8,000 PRINTED 11/17/2026 BY SYS