LOTS 5, 6 & 7 BLOCK E WEST LAKE ADDITION #2.

NORTHCUTT DANE/NORTHCUTT HILDA D
463 NW DIVIDER TER
LAKE CITY, FL 32055

2026

27-3S-16-02345-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

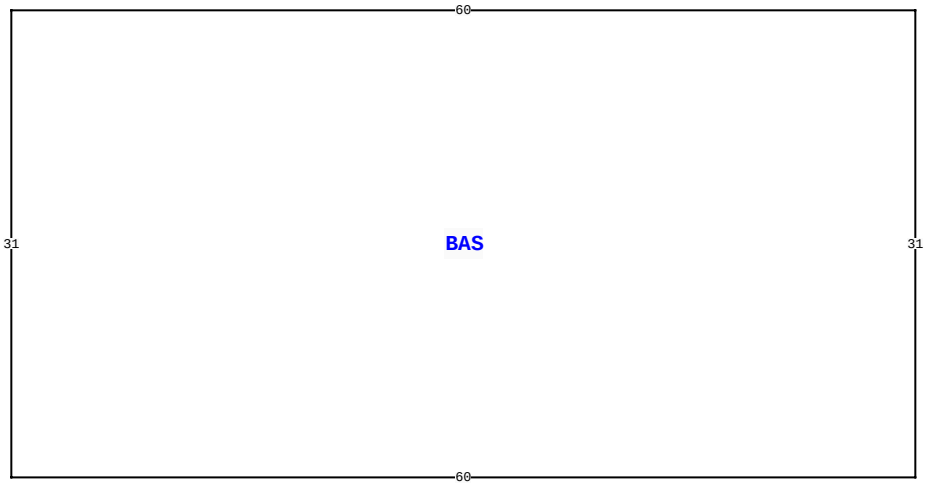
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	27316.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100		1,860	147,371
TOTALS	1,860			1,860	147,371

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,860	113.9000	107.07	199,150	2013	2013	0	0	0	26.00	74.00

1 MANUF 1 100% - 2005 Heated Area: 1860 HX Base Yr 2005



463 NW DIVIDER TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		147,371
TOTAL MARKET OB/XF VALUE		16,500
TOTAL LAND VALUE - MARKET		17,340
TOTAL MARKET VALUE		181,211
SOH/AGL Deduction		73,452
ASSESSED VALUE		107,759
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		57,037
TOTAL JUST VALUE		181,211
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		185,494

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051910	Roof Replacement	9,130	12/20/2024
000048821	Solar Power Syste	18,000	12/11/2023
30827	M H	375	03/07/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0984/0558	5/20/2003	WD	Q	I	01	28,000
GRANTOR: UNION PLANTERS BANK						
GRANTEE: DANE & HILDA NORTHC						
0964/2427	10/02/2002	CT	Q	I	01	100
GRANTOR: CLERK OF COURT						
GRANTEE: UNION PLANTERS BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S31 E60 N31$.

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	0040	BARN,POLE	0	100	26	20	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0040	BARN,POLE	0	100	25	56	1,400.00	UT	3.00	3.00	100	2007	2007	3	100	4,200	
5	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	

LAND DESCRIPTION

TOTAL OB/XF 16,500

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	0200	C	MBL HM	100		RSF/MH	105.00	214.00	3.00	LT		1.00	1.00	0.85	6,800.00	5,780.00	17,340							

REVIEW DATE 02/04/2025 BY JS Total Acres: 1.50 Total Land Value: 17,340 Market: 0 Agricultural: 0 Common: 17,340 PRINTED 11/20/2025 BY SYS