LOT 14 BLOCK A WEST LAKE CITY HI

849-1850, 853-102, WD 1193-1140,

PACHECO JESUS ALONSO/PACHECO KATARINA
270 NW DIVIDER TER
LAKE CITY, FL 32055

2026

34-3S-16-02507-001

COLUMBIA COUNTY PROPERTY

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Quality	05	05

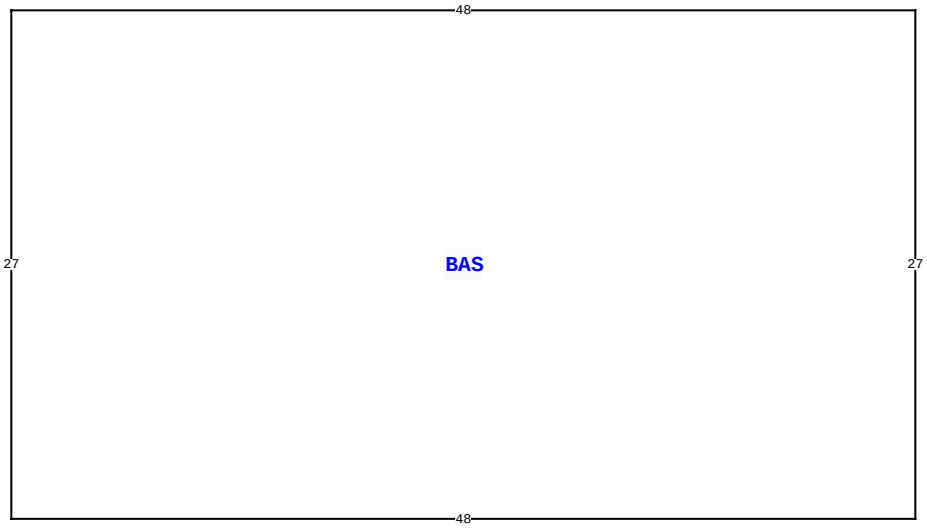
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.030 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	136,631
TOTALS	1,296			1,296	136,631

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,296	114.5000	113.36	146,915	2021	2021	0	0	0	7.00	93.00

2 MANUF 2 0% - 2025 Heated Area: 1296 HX Base Yr



270 NW DIVIDER TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	136,631
TOTAL MARKET OB/XF VALUE	8,700
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	163,831
SOH/AGL Deduction	0
ASSESSED VALUE	163,831
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	163,831
TOTAL JUST VALUE	163,831
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	166,769

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40317	M H	0	08/10/2020
14556	M H	125	09/25/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1545/1764	7/24/2025	WD	Q	I	01	191,400
GRANTOR: MURRAY SUSAN D						
GRANTEE: PACHECO JESUS ALONS						
1193/1140	4/26/2010	WD	Q	I	01	103,500
GRANTOR: BOSSUYT						
GRANTEE: MURRAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S27 E48 N27$.

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	0	18	20	360.00	UT	5.00	5.00	70	1998	1998	3	70	1,260	
2	0296	SHED METAL	0	0	8	10	80.00	UT	5.00	5.00	70	1998	1998	3	70	280	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	8	10	80.00	UT	5.00	5.00	40	1993	1993	3	40	160	

LAND DESCRIPTION

TOTAL OB/XF 8,700

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	0200	C	MBL HM	0		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 09/18/2025 BY TP Total Acres: 0.94 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/19/2025 BY SYS