

W 1/2 OF LOT 2 BLOCK B WEST LAKE
768-1340, DC 1020-8, WD 1030-217

KENNON DONNA H
131 NW DIVIDER TER
LAKE CITY, FL 32055-7159

2026

34-3S-16-02511-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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	03	03
DOR CODE	0200MOBILE HOME	
MAP NUM		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	32,696
FOP	48	35		17	429
FOP	80	35		28	706
FOP	200	35		70	1,766
FST	144	55		79	1,993
TOTALS	1,768			1,490	37,590

EXTRA FEATURES			1,400	37,500			
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0120	CLFENCE 4	0	100	0	0	
2	0296	SHED METAL	0	100	0	0	
3	9945	Well/Sept	0	100	0	0	
4	0169	FENCE/WOOD	0	100	0	0	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100		RSF/MH	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	1,490	105.1200	63.07	93,974	1994	1994	0	0	0	60.00	40.00
1 MOBILE HME 100% - 2006 Heated Area: 1296 HX Base Yr 2006												
131 NW DIVIDER TER, LAKE CITY												
BLD DATE: 04/21/2023 MLU												

TOTAL OB/XF 7,700												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0120	CLFENCE	4	0	100	0	0	1.00	UT 0.00	0.00	100	1993
2	0296	SHED METAL	0	100	0	0	1.00	UT 0.00	0.00	0.00	100	2014
3	9945	Well/Sept	0	100	0	0	1.00	UT 7,000.00	7,000.00	0.00	100	2014
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT 0.00	0.00	0.00	100	2014

TOTAL OB/XF 7,700												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	0200	C	MBL HM	100		RSF/MH	0.00	0.00	1.00	LT		1.00

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1		2
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 2					Tax Dist:							
BUILDING MARKET VALUE										37,590		
TOTAL MARKET OB/XF VALUE										7,700		
TOTAL LAND VALUE - MARKET										12,950		
TOTAL MARKET VALUE										58,240		
SOH/AGL Deduction										26,698		
ASSESSED VALUE										31,542		
TOTAL EXEMPTION VALUE										HX HB		25,000
BASE TAXABLE VALUE										6,542		
TOTAL JUST VALUE										58,240		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										58,240		
XFOB:1:1: 1994 FLEE MH												
PRMT:1:1: 26X48												
SALES DATA												
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE				
1034/1673		12/30/2004		WD	Q	I	06	100				
GRANTOR: DONALD C & KAREN A NO												
GRANTEE: DONNA H KENNON												
1030/2176		9/26/2004		WD	Q	I	06	100				
GRANTOR: MICHAEL BRUCE & JOAN												
GRANTEE: DONALD C & KAREN A												
BUILDING NOTES												