LOT 3 BLOCK B WEST LAKE CITY HIL
458-654, 628-589, 784-1840, 850-

JENEREAUZ VICTORIA/ANDERSON GWENDOLYN
165 NW DIVIDER TER
LAKE CITY, FL 32055

2026

34-3S-16-02512-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

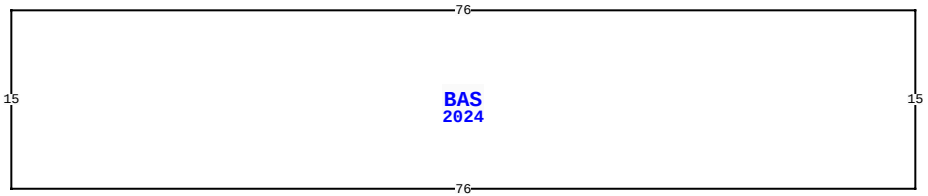
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	34316.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100	2024	1,140	123,300
TOTALS	1,140			1,140	123,300

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,140	115.0000	113.85	129,789	2022	2022	0	0	0	5.00	95.00

1 MANUF 2 100% - 2024 Heated Area: 1140 HX Base Yr 2024



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		123,300
TOTAL MARKET OB/XF VALUE		7,200
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		149,000
SOH/AGL Deduction		20,877
ASSESSED VALUE		128,123
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		77,401
TOTAL JUST VALUE		149,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		151,595

XFOB:1:1: PARK AVENUE SERIAL #18307 ORB 783-2239

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046545	Mobile Home		02/16/2023
13709	M H	125	03/03/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1537/1333	4/07/2025	WD	Q	I	01	183,000
GRANTOR: MORGAN PAMELA MOSELY						
GRANTEE: JENEREAUZ VICTORIA						
1482/1242	12/30/2022	WD	Q	V	01	11,000
GRANTOR: BOYD MECHELLE L						
GRANTEE: MORGAN PAMELA MOSEL						

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

165 NW DIVIDER TER, LAKE CITY

BUILDING NOTES

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	100.00	100.00	100	2023			100	100	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=28,4] E76 S15 W76 N15 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,200

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	129.00	322.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 06/09/2025 BY TP Total Acres: 0.95 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/20/2025 BY SYS