LOTS 4 & 5 BLOCK B WEST LAKECITY
415-253, PB 1343-2605, PB 1343-2

LACY CHARLES TRENTON/TOWNSEND BRANDY L
279 NW DIVIDER TER
LAKE CITY, FL 32055

2026

34-3S-16-02513-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

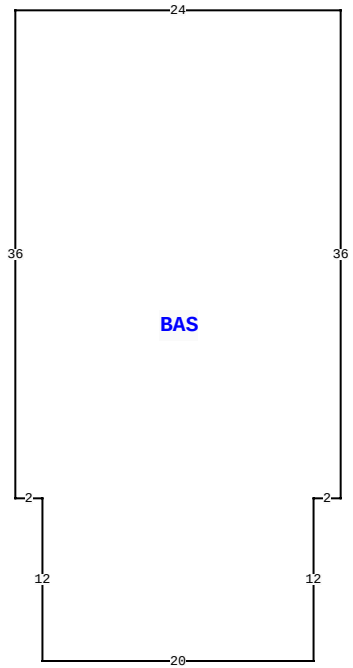
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Stories	1.	1. 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	34316.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100		1,104	23,555
TOTALS	1,104			1,104	23,555

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,104	88.9000	53.34	58,887	1977	1977	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2023 Heated Area: 1104 HX Base Yr



197 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	23,555
TOTAL MARKET OB/XF VALUE	7,720
TOTAL LAND VALUE - MARKET	37,000
TOTAL MARKET VALUE	68,275
SOH/AGL Deduction	0
ASSESSED VALUE	68,275
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	68,275
TOTAL JUST VALUE	68,275
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	68,275

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1473/2671	7/19/2022	WD	Q	I	01	65,000
GRANTOR: PHILLIPS DIXIE L						
GRANTEE: LACY CHARLES TRENTO						
1343/2605	8/31/2017	PB	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: DIXIE L PHILLIPS &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S36 E2 S12 E20 N12 E2 N36$.

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	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0296	SHED METAL	0	0	10	14	140.00	UT	5.00	5.00	60	1993	1993	3	60	420	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 7,720

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	0102	C	SFR/MH	0		RSF/MH	257.00	323.00	2.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	37,000							

REVIEW DATE 05/13/2023 BY KS Total Acres: 1.91 Total Land Value: 37,000 Market: 0 Agricultural: 0 Common: 37,000 PRINTED 10/03/2025 BY SYS