LOT 6 BLK B WEST LAKE CITY HILLS
318-539, 347-509, 381-457, WD 98

PAUWELS CHRISTINE MARIE
229 NW DIVIDER TER
LAKE CITY, FL 32055

2026

34-3S-16-02514-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

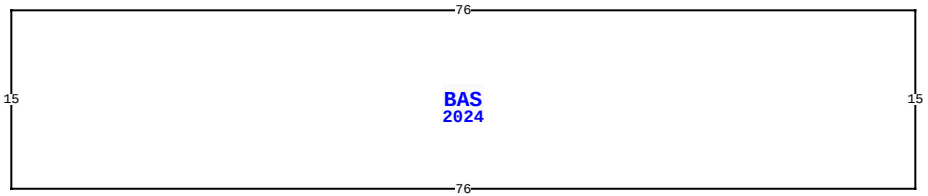
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	121,686
TOTALS	1,140			1,140	121,686

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	113.5000	112.36	128,090	2022	2022	0	0	0	5.00	95.00

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



229 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		121,686
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		147,186
SOH/AGL Deduction		0
ASSESSED VALUE		147,186
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		96,464
TOTAL JUST VALUE		147,186
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		149,747

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045502	Mobile Home		09/20/2022
10698	M H	125	01/31/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1471/585	7/14/2022	WD	U	V	30	15,000
GRANTOR: PAUWELS JAMES						
GRANTEE: PAUWELS CHRISTINE M						
1394/1100	9/11/2019	WD	Q	V	01	65,000
GRANTOR: REBECCA JANE JONES TR						
GRANTEE: JAMES & JENNIFER PA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=17,8] E76 S15 W76 N15 $
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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	2024	2023		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 05/13/2023 BY KS Total Acres: 0.96 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 10/03/2025 BY SYS