

LOT 8 BLOCK B WEST LAKE CITY HIL
343-539, PB #94-56-CP 787-1531,

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

2026

34-3S-16-02514-002



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 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		05 05			
DOR CODE		0202MOBILE HOME/M 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	1,302	100		1,302	32,050
UCP	640	20		128	3,151
UOP	96	25		24	591
UOP	132	25		33	812
UOP	144	25		36	886
UOP	192	25		48	1,182
UOP	256	25		64	1,576
TOTALS	2,762			1,635	40,247

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00
2	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00
3	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00
4	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00
5	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00
6	9947	Septic	0 0	0	0	1.00	UT	3,000.00	3,000.00
7	0080	DECKING	0 100	0	0	1.00	UT	0.00	0.00
8	9947	Septic	0 0	0	0	1.00	UT	3,000.00	3,000.00

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/M	29.00	323.00	0.50
2	0200	C	MBL HM	100			0.00	0.00	0.50

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0801	02	1,635	111.9000	61.54	100,618	1970	1989	0	0	0	60.00	40.00	
1 MH/NOTITLE 100% - 1999 Heated Area: 1302 HX Base Yr 1999													
279 NW DIVIDER TER, LAKE CITY													

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

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		53,073	
TOTAL MARKET OB/XF VALUE		15,700	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		87,273	
SOH/AGL Deduction		37,827	
ASSESSED VALUE		49,446	
TOTAL EXEMPTION VALUE		HX HB	25,000
BASE TAXABLE VALUE		24,446	
TOTAL JUST VALUE		87,273	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		87,273	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051095	Electrical Servic	0	06/04/2025
13824	M H	125	03/30/1998
6543	REMODEL	0	11/04/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1234/1166	4/20/2012	WD	U	I	30	6,500
GRANTOR: CHARLES T LACY						
GRANTEE: CHARLES T LACY & BR						
0829/0669	10/09/1996	QC	Q	V	01	0
GRANTOR: CHARLES E LACY						
GRANTEE: CHARLES T LACY						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W26 UOP= N11 W12 S11 E12\$ W12 N11 W18 S23 UOP= S20 E20 N8 W12 N12 W8\$ E8 UOP= S12 E12 N12 W12\$ E12 S12 UOP= S8 E12 N8 W12\$ E12 UOP= S8 E24 N8 W24\$ E24 UCP= S8 E20 N32 W20 S24\$ N24\$.									

2026

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