

COMM SE COR OF NE1/4 OF SE1/4, N  
POB, W 599.93 FT, N 662.52 FT, E  
561.44 FT, S 891.73 FT TO POB. (

LACY CHARLES TRENTON  
279 NW DIVIDER TER  
LAKE CITY, FL 32055

**2026**

02-3S-15-00141-104

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	04	PLYWOOD	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
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
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	5000	IMPROVED	AG
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2315.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,456	100	
FEP	228	80	
FEP	526	80	
UOP	184	20	
UOP	320	20	
UOP	424	20	
TOTALS	3,138		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,245	115.8000	129.70	291,176	1983	1983	0	0	0	35.00	65.00	
1 SINGLE FAM 0% - 2026 Heated Area: 1456 HX Base Yr													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE								
BAS	1,456	100		1,456	122,748								
FEP	228	80		182	15,343								
FEP	526	80		421	35,493								
UOP	184	20		37	3,119								
UOP	320	20		64	5,396								
UOP	424	20		85	7,166								
TOTALS	3,138			2,245	189,264								

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				189,264	
TOTAL MARKET OB/XF VALUE				17,295	
TOTAL LAND VALUE - MARKET				110,810	
TOTAL MARKET VALUE				220,158	
SOH/AGL Deduction				0	
ASSESSED VALUE				220,158	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				220,158	
TOTAL JUST VALUE				317,369	
NCON VALUE				0	
INCOME VALUE				0	
PREVIOUS YEAR MKT VALUE				317,369	
XFOB:2:1: BRGR MH					
SALE:2:1: 10.47 ACRES					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
6773	M H	60	01/21/1993		

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1517/2434	6/20/2024	LE U	I	I	14	100	
GRANTOR: LACY CHARLES EDWARDS							
GRANTEE: LACY CHARLES TRENTO							
1517/2431	6/20/2024	QC U	I	I	11	100	
GRANTOR: LACY CHARLES TRENTON							
GRANTEE: LACY CHARLES EDWARD							

EXTRA FEATURES																	
L N	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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	
4	0001	RES MISC	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	4,995	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	14.83	AC		1.00	1.00	1.00	445.00	445.00	6,599							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	14.83	AC		1.00	1.00	1.00	7,000.00	7,000.00	103,810							

BUILDING NOTES									
674 NW APOLLO DR, WELLBORN									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
04/08/2025 MLU									
07/15/2022 SPF									

BUILDING DIMENSIONS									
BAS= W24 S26 E9 UOP= S8 E23 N8 W23\$ E23 UOP= S8 E53 N8 W53\$ E24 FEP= E10 FEP= E19 N12 W19 S12\$ N12 E19 N14 W29 S26\$ N26 UOP= N10 W32 S10 E32\$ W32\$.									