

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. (

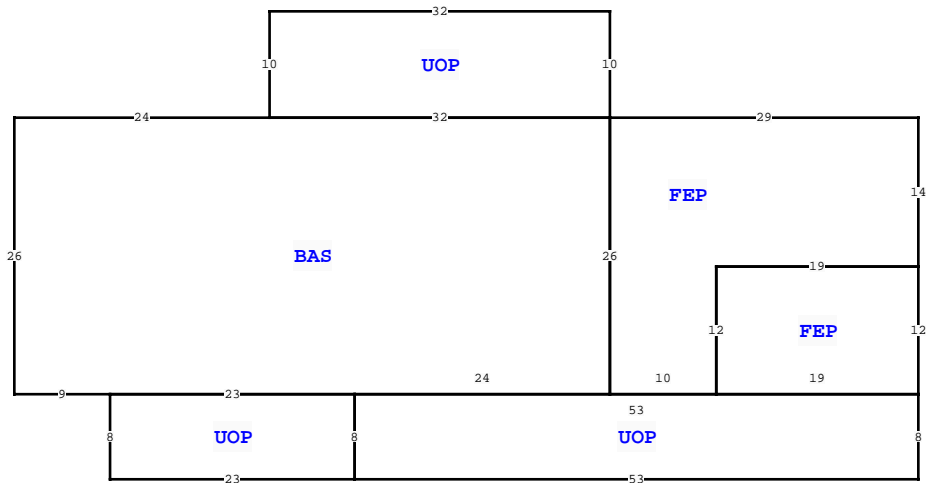
LACY CHARLES TRENTON  
279 NW DIVIDER TER  
LAKE CITY, FL 32055

**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												



EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0166	CONC, PAVMT	0	0	0
2	0294	SHED WOOD/	0	0	0
3	0296	SHED METAL	0	0	0
4	0001	RES MISC	0	0	0
5	9945	Well/Sept	0	0	0
6	9947	Septic	0	0	0

TOTAL OB/XF 17,295												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0166	CONC, PAVMT	0	0	0	UT	0.00	0.00	100	0	0	3
2	0294	SHED WOOD/	0	0	0	UT	0.00	0.00	100	2005	2005	3
3	0296	SHED METAL	0	0	0	UT	0.00	0.00	100	2013	2013	3
4	0001	RES MISC	0	0	0	UT	0.00	0.00	100	2017	2017	3
5	9945	Well/Sept	0	0	0	UT	7,000.00	7,000.00	100			3
6	9947	Septic	0	0	0	UT	3,000.00	3,000.00	100			3

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	14.83	AC		1.00
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	14.83	AC		1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	7,500.00	7,500.00	7,500							
1.00	445.00	445.00	6,599							
1.00	7,500.00	7,500.00	111,225							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			189,264
TOTAL MARKET OB/XF VALUE			17,295
TOTAL LAND VALUE - MARKET			118,725
TOTAL MARKET VALUE			220,658
SOH/AGL Deduction			0
ASSESSED VALUE			220,658
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			220,658
TOTAL JUST VALUE			325,284
NCON VALUE			0
INCOME VALUE			
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						

BUILDING NOTES	

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\$.	