

LOT 14 BLOCK A WEST LAKE CITY HI  
849-1850, 853-102, WD 1193-1140,

PACHECO JESUS ALONSO/PACHECO KATARINA  
270 NW DIVIDER TER  
LAKE CITY, FL 32055

**2026**

34-3S-16-02507-001  
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Units		0	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
BAS	1,296	100	
TOTALS	1,296		1,296 139,378

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	MANUF	2	0%	- 2026								
				Heated Area: 1296				HX Base Yr				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE							
BAS	1,296	100		1,296	139,378							

COLUMBIA COUNTY PROPERTY		
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		STANDARD
TOTAL MARKET OB/XF VALUE	139,378	
TOTAL LAND VALUE - MARKET	8,700	
TOTAL MARKET VALUE	148,078	
SOH/AGL Deduction	0	
ASSESSED VALUE	166,578	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	166,578	
TOTAL JUST VALUE	166,578	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	166,769	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40317	M H	0	08/10/2020
14556	M H	125	09/25/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1545/1764	7/24/2025	WD	Q	I	01	191,400
GRANTOR: MURRAY SUSAN D						
GRANTEE: PACHECO JESUS ALONS						
1193/1140	4/26/2010	WD	Q	I	01	103,500
GRANTOR: BOSSUYT						
GRANTEE: MURRAY						

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
1	0060	CARPORT F	0	0	18	20	360.00	UT	5.00	70	1998	1998
2	0296	SHED METAL	0	0	8	10	80.00	UT	5.00	70	1998	1998
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	100		
4	0296	SHED METAL	0	0	8	10	80.00	UT	5.00	40	1993	1993

TOTAL OB/XF												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
8,700												

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W48 S27 E48 N27\$.												

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	0200	C	MBL HM	0		RSF/MH	0.00	0.00	1.00	LT		1.00

UNIT PRICE	TOT ADJ	% COND	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
18,500.00	1.00	1.00	18,500.00	18,500							