W 1/2 OF LOT 2 BLOCK B WEST LAKE

768-1340, DC 1020-8, WD 1030-217

KENNON DONNA H
131 NW DIVIDER TER
LAKE CITY, FL 32055-7159

2027

34-3S-16-02511-000

BUILDING CHARACTERISTICS

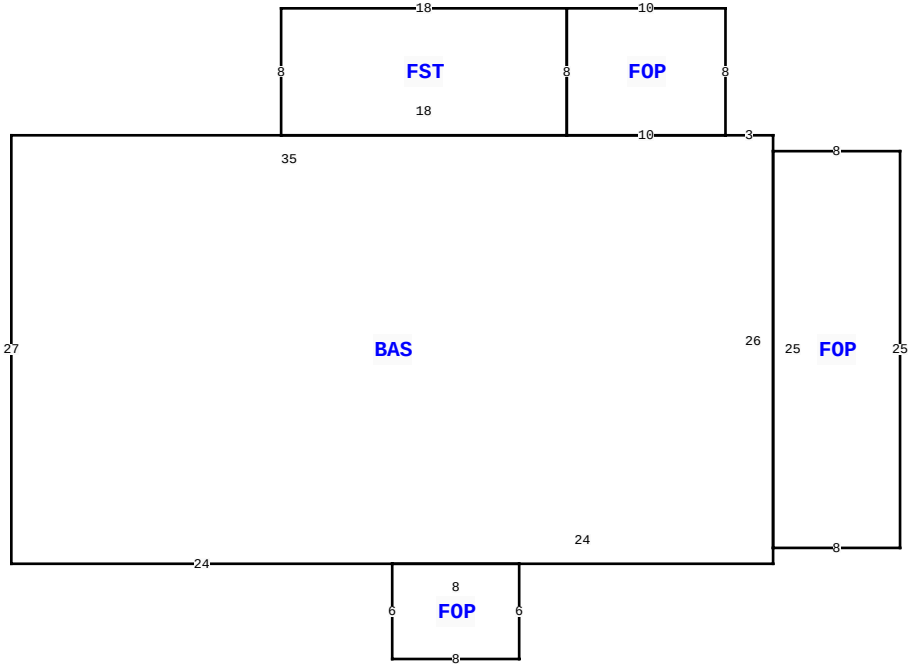
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
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	1,296	100		1,296	32,696
FOP	48	35		17	429
FOP	80	35		28	706
FOP	200	35		70	1,766
FST	144	55		79	1,993
TOTALS	1,768			1,490	37,590

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,490	105.1200	63.07	93,974	1994	1994	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2006 Heated Area: 1296 HX Base Yr 2006



131 NW DIVIDER TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	37,590
TOTAL MARKET OB/XF VALUE	7,700
TOTAL LAND VALUE - MARKET	15,750
TOTAL MARKET VALUE	61,040
SOH/AGL Deduction	28,646
ASSESSED VALUE	32,394
TOTAL EXEMPTION VALUE	HX HB 25,000
BASE TAXABLE VALUE	7,394
TOTAL JUST VALUE	61,040
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	61,040

XFOB:1:1: 1994 FLEE MH

PRMT:1:1: 26X48

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7563	M H	60	09/07/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1034/1673	12/30/2004	WD	Q	I	06	100
GRANTOR: DONALD C & KAREN A NO						
GRANTEE: DONNA H KENNON						
1030/2176	9/26/2004	WD	Q	I	06	100
GRANTOR: MICHAEL BRUCE & JOAN						
GRANTEE: DONALD C & KAREN A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W3 FOP= N8 W10 S8 E10$ W10 FST= N8 W18 S8 E18 $ W35 S27 E24 FOP= S6 E8N6 W8$ E24N1 FOP= E8 N25 W8 S25$ N26$.

LAND DESCRIPTION

TOTAL OB/XF 7,700

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	0.70	22,500.00	15,750.00	15,750							

REVIEW DATE 05/31/2023 BY KS Total Acres: 0.50 Total Land Value: 15,750 Market: 0 Agricultural: 0 Common: 15,750 PRINTED 11/17/2026 BY SYS