

LOT 3 BLOCK B WEST LAKE CITY HIL
458-654, 628-589, 784-1840, 850-

JENEREAUZ VICTORIA/ANDERSON GWENDOLYN
165 NW DIVIDER TER
LAKE CITY, FL 32055

2026

34-3S-16-02512-000
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
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
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	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	1,140	100	2024
TOTALS	1,140		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	2	0%	- 2026	Heated Area: 1140			HX Base Yr				
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>BAS 2024</p> </div>												
TOTALS	1,140		1,140	120,809								

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			STANDARD
VALUATION BY			
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			120,809
TOTAL MARKET OB/XF VALUE			7,200
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			146,509
SOH/AGL Deduction			0
ASSESSED VALUE			146,509
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			146,509
TOTAL JUST VALUE			146,509
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			151,595
XFOB:1:1: PARK AVENUE SERIAL #18307 ORB 783-2239			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046545	Mobile Home		02/16/2023
13709	M H	125	03/03/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1537/1333	4/07/2025	WD	Q	I	01	183,000
GRANTOR: MORGAN PAMELA MOSELY						
GRANTEE: JENEREAUZ VICTORIA						
1482/1242	12/30/2022	WD	Q	V	01	11,000
GRANTOR: BOYD MECHELLE L						
GRANTEE: MORGAN PAMELA MOSEL						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	
2	0130	CLFENCE	5	0	0	0	1.00	UT	0.00	0.00	100	2014
3	0166	CONC, PAVMT	0	0	0	0	1.00	UT	100.00	100.00	100	2023

TOTAL OB/XF												
7,200												
165 NW DIVIDER TER, LAKE CITY												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												
04/21/2023 MLU												

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2024;ORIG=28,4] E76 S15 W76 N15 \$			

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	0200	C	MBL HM	0		RSF/ME	29.00	322.00	1.00	LT		1.00
TOTAL ADJ												
UNIT PRICE												
ADJ UNIT PRICE												
LAND VALUE												
OTHER ADJUSTMENTS AND NOTES												
YEAR												
DENSITY												
DECL												
FRZ												
YR												
CONSRV												