

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
[Barcode]

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		1,140
			125,790

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; width: fit-content; margin: auto;"> <p style="text-align: center; color: blue; font-weight: bold;">BAS 2024</p> </div>													
BLD DATE				LGL DATE				04/21/2023 MLU					
XF DATE				LAND DATE									
INC DATE				AG DATE									

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2				Tax Dist:		
BUILDING MARKET VALUE				125,790		
TOTAL MARKET OB/XF VALUE				7,200		
TOTAL LAND VALUE - MARKET				18,500		
TOTAL MARKET VALUE				151,490		
SOH/AGL Deduction				0		
ASSESSED VALUE				151,490		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				151,490		
TOTAL JUST VALUE				151,490		
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						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2024;ORIG=28,4] E76 S15 W76 N15 \$						

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0130	CLFENCE	5	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	100.00	100.00	100	2023			100	100	

TOTAL OB/XF														7,200	
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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	% 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	0		RSF/ME	29.00	322.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 06/09/2025 BY TP																							
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