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

**2027**

**34-3S-16-02512-000**

## BUILDING CHARACTERISTICS

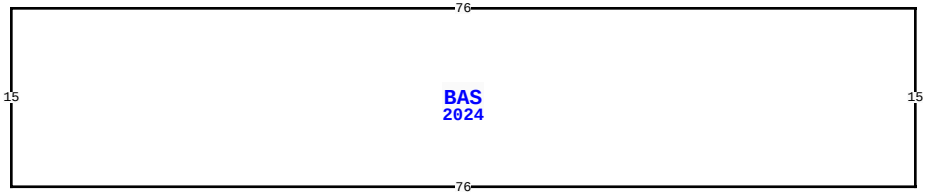
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Interior Floo | 00 | N/A 0 |
| 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 | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,140 | 100 | 2024 | 1,140 | 119,563 |
| TOTALS | 1,140 | | | 1,140 | 119,563 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0202 | 02 | 1,140 | 115.0000 | 110.40 | 125,856 | 2022 | 2022 | 0 | 0 | 0 | 5.00 | 95.00 |

1 MANUF 2 0% - 2026 Heated Area: 1140 HX Base Yr




| | |
|---|---|
| BLD DATE | |
| XF DATE | |
| INC DATE | |
| LGL DATE | |
| LAND DATE | 04/21/2023 MLU |
| AG DATE | |

165 NW DIVIDER TER, LAKE CITY

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 119,563 |
| TOTAL MARKET OB/XF VALUE | 7,200 |
| TOTAL LAND VALUE - MARKET | 18,500 |
| TOTAL MARKET VALUE | 145,263 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 145,263 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 145,263 |
| TOTAL JUST VALUE | 145,263 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 146,509 |

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

| 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 | 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 | 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 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,200

| 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 | 0 | | RSF/MH | 129.00 | 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 Total Acres: 0.95 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS