

LOT 6 BLK B WEST LAKE CITY HILLS
318-539, 347-509, 381-457, WD 98

PAUWELS CHRISTINE MARIE
229 NW DIVIDER TER
LAKE CITY, FL 32055

2026

34-3S-16-02514-000
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

ELEMENT	CD	CONSTRUCTION
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	08	SHT VINYL 50
Interior Floor	14	CARPET 50
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
BAS	1,140	100
	2024	1,140
		124,156
TOTALS	1,140	1,140
		124,156

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF 2	100% - 2024										
			Heated Area: 1140				HX Base Yr 2024					
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>76</p> <p>15</p> <p>BAS 2024</p> <p>15</p> <p>76</p> </div>												

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		124,156
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		149,656
SOH/AGL Deduction		0
ASSESSED VALUE		149,656
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		98,245
TOTAL JUST VALUE		149,656
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		149,747

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045502	Mobile Home		09/20/2022
10698	M H	125	01/31/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1471/585	7/14/2022	WD	U	V	30	15,000
GRANTOR: PAUWELS JAMES						
GRANTEE: PAUWELS CHRISTINE M						
1394/1100	9/11/2019	WD	Q	V	01	65,000
GRANTOR: REBECCA JANE JONES TR						
GRANTEE: JAMES & JENNIFER PA						

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	9945	Well/Sept	0	100	0	0			7,000.00	100	2024	2023
									7,000.00			

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

BUILDING NOTES												
229 NW DIVIDER TER, LAKE CITY												

BUILDING DIMENSIONS												
BAS=[YR=2024;ORIG=17,8] E76 S15 W76 N15 \$												

LAND DESCRIPTION													TOTAL OB/XF												
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	100		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500								