LOT 8 BLOCK B WEST LAKE CITY HIL
343-539, PB #94-56-CP 787-1531,

LACY CHARLES T/TOWNSEND BRANDY L
279 NW DIVIDER TER
LAKE CITY, FL 32055

2026

34-3S-16-02514-002

BUILDING CHARACTERISTICS

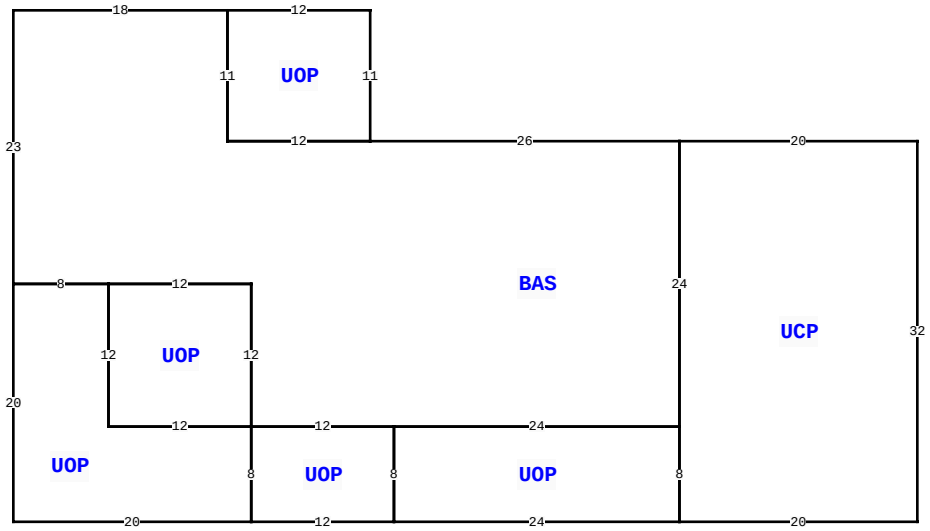
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0202	MOBILE HOME/M 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	1,302	100		1,302	32,050
UCP	640	20		128	3,151
UOP	96	25		24	591
UOP	132	25		33	812
UOP	144	25		36	886
UOP	192	25		48	1,182
UOP	256	25		64	1,576
TOTALS	2,762			1,635	40,247

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0801	02	1,635	111.9000	61.54	100,618	1970	1989	0	0	0	60.00	40.00

1 MH/NOTITLE 100% - 1999 Heated Area: 1302 HX Base Yr 1999



279 NW DIVIDER TER, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	53,073
TOTAL MARKET OB/XF VALUE	15,700
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	87,273
SOH/AGL Deduction	37,934
ASSESSED VALUE	49,339
TOTAL EXEMPTION VALUE	HX HB VX 30,000
BASE TAXABLE VALUE	19,339
TOTAL JUST VALUE	87,273
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	87,273

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051095	Electrical Servic	0	06/04/2025
13824	M H	125	03/30/1998
6543	REMODEL	0	11/04/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1234/1166	4/20/2012	WD	U	I	30	6,500
GRANTOR: CHARLES T LACY						
GRANTEE: CHARLES T LACY & BR						
0829/0669	10/09/1996	QC	Q	V	01	0
GRANTOR: CHARLES E LACY						
GRANTEE: CHARLES T LACY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 UOP= N11 W12 S11 E12$ W12 N11 W18 S23 UOP= S20 E20 N8 W12 N12 W8$ E8 UOP= S12 E12 N12 W12$ E12 S12 UOP= S8 E12 N8 W12$ E12 UOP= S8 E24 N8 W24$ E24 UCP= S8 E20 N32 W20 S24$ N24$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	600	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	1,400	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
6	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
7	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
8	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 15,700

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	329.00	323.00	0.50	LT		1.00	1.00	1.00	18,500.00	18,500.00	9,250							
2	0200	C	MBL HM	100			0.00	0.00	0.50	LT		1.00	1.00	1.00	18,500.00	18,500.00	9,250							

REVIEW DATE 11/26/2024 BY TW Total Acres: 0.96 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 06/19/2026 BY SYS

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2026

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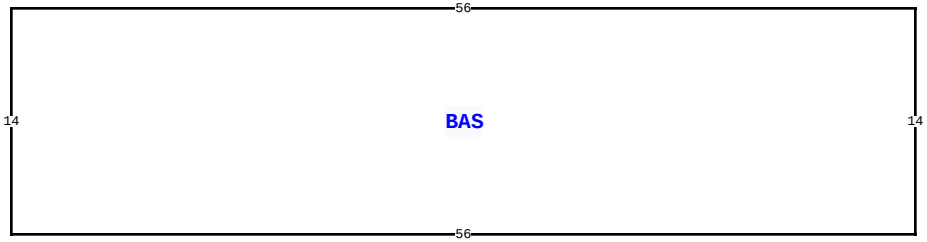
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34316.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	12,826
TOTALS	784			784	12,826

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	784	68.1750	40.90	32,066	1986	1986	0	0	0	60.00	40.00

3 MOBILE HME 0% - 1999 Heated Area: 784 HX Base Yr 1999



279 NW DIVIDER TER, LAKE CITY

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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 2

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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		87,273

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SALES DATA

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GRANTOR: CHARLES T LACY						
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0829/0669	10/09/1996	QC	Q	V	01	0
GRANTOR: CHARLES E LACY						
GRANTEE: CHARLES T LACY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S14 E56 N14$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 11/26/2024 BY TW Total Acres: 0.96 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 06/19/2026 BY SYS