NE1/4 OF SW1/4 OF NW1/4 OF NW1/4
S1/2 OF SW1/4 OF NW1/4 OF NW1/4,
ORB 634-159 & EX .006 AC DESC I

MARKHAM NATHAN F
870 NW BRONCO TERRACE
LAKE CITY, FL 32055

2026

10-3S-16-02054-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

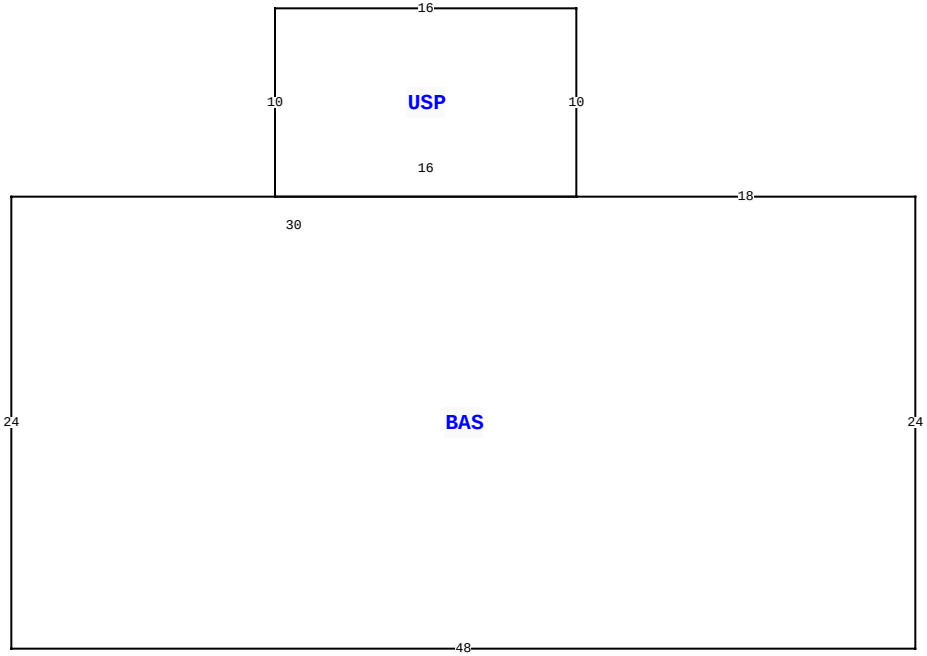
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	10316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	31,768
USP	160	35		56	1,544
TOTALS	1,312			1,208	33,312

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,208	114.9000	68.94	83,280	1990	1990	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1997 Heated Area: 1152 HX Base Yr 1997



870 NW BRONCO TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		33,312
TOTAL MARKET OB/XF VALUE		7,400
TOTAL LAND VALUE - MARKET		28,125
TOTAL MARKET VALUE		68,837
SOH/AGL Deduction		30,266
ASSESSED VALUE		38,571
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		13,571
TOTAL JUST VALUE		68,837
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		68,837

SALE:2:1: NOT A SALE

BLDG:1:1: SPRINGHILL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7844	M H	100	12/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0823/0146	6/06/1996	WD	Q	V		17,514
GRANTOR: LARRY D & JUNE LAW						
GRANTEE: NATHAN MARKHAM						
0713/0883	1/02/1990	WD	U	I		0
GRANTOR: QUINCEY MILTON						
GRANTEE: LARRY LAW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 USP= N10 W16 S10 E16$ W30 S24 E48 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	0294	SHED WOOD/	0	100	0	0	1.00	UT	300.00	300.00	50	1993	1993	3	50	150	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	300.00	300.00	50	2008	2008	3	50	150	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	200.00	200.00	50	2008	2008	3	50	100	

LAND DESCRIPTION

TOTAL OB/XF 7,400

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	0102	C	SFR/MH	100		A-1	0.00	0.00	3.75	AC		1.00	1.00	1.00	7,500.00	7,500.00	28,125							

REVIEW DATE 02/16/2023 BY KS Total Acres: 3.75 Total Land Value: 28,125 Market: 0 Agricultural: 0 Common: 28,125 PRINTED 10/03/2025 BY SYS