



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS														COLUMBIA COUNTY PROPERTY																								
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 3																													
Exterior Wall	05	AVERAGE 50	0100	01	3,038	113.6152	127.25	386,586	1976	2010	0	0	0	16.88	83.12	VALUATION BY STANDARD																												
Exterior Wall	19	COMMON BRK 50	1 SINGLE FAM 100% - 2025														Heated Area: 2641														HX Base Yr 2025													
Roof Structur	03	GABLE/HIP 100																																										
Roof Cover	03	COMP SHNGL 100																																										
Interior Wall	05	DRYWALL 100																																										
Interior Floo	13	LAM/VNLPLK 70																																										
Interior Floo	15	HARDTILE 30																																										
Air Condition	03	CENTRAL 100																																										
Heating Type	04	AIR DUCTED 100																																										
Bedrooms	4	100																																										
Bathrooms	3	100																																										
Frame	01	NONE 100																																										
Stories	1.5	1.5 100																																										
Architectual	05	CONV 100																																										
Units	0	100																																										
Condition Adj	03	03 100																																										
Kitchen Adjus	01	01 100																																										
Quality	05	05																																										
DOR CODE	0100 SINGLE FAMILY																																											
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	350	100		350	37,020																																							
BAS	1,485	100		1,485	157,069																																							
FCP	336	25		84	8,885																																							
FEP	384	80		307	32,472																																							
FOP	20	30		6	635																																							
FUS	806	100		806	85,251																																							
TOTALS	3,381			3,038	321,330																																							
EXTRA FEATURES						675 NW BRONCO TER, LAKE CITY																																						
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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000																												
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	450																												
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1976	1976	3	40	14,336																												
4	0282	POOL ENCL	0	100	20	40	800.00	UT	15.00	15.00	100	1993	1993	3	40	4,800																												
5	0120	CLFENCE	4	0	100	0	350.00	UT	4.50	4.50	60	1993	1993	3	60	945																												
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,000																												
TOTAL OB/XF 23,531																																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																				
1	0100	C	SFR	100		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	35,000																											
REVIEW DATE 02/15/2023 BY KS Total Acres: 5.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/20/2025 BY SYS																																												