S1/2 OF NW1/4 OF SW1/4 OF NW1/4
OF NW1/4, EX 5.06 AC DESC ORB 85

MARTIN KELLY P
104 SE RIVERSIDE EAST DR
BRANFORD, FL 32008-5587

2026

10-3S-16-02054-016

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

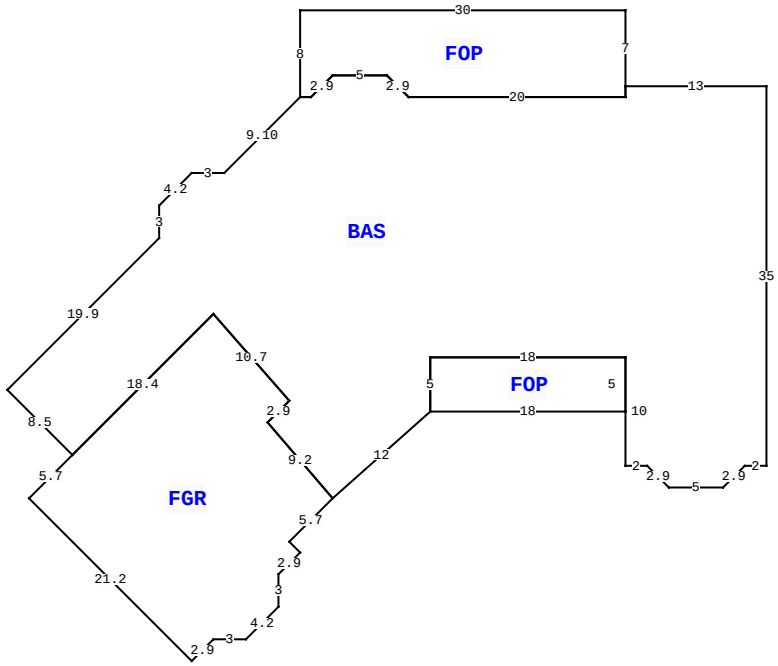
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
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	1,697	100		1,697	185,177
FGR	470	55		258	28,153
FOP	90	30		27	2,947
FOP	226	30		68	7,420
TOTALS	2,483			2,050	223,697

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,050	124.1600	139.06	285,073	2004	2004	0	0	0	21.53	78.47

1 SINGLE FAM 0% - 0 Heated Area: 1697 HX Base Yr



552 NW BRONCO TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	10/16/2023 SPF

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	223,697
TOTAL MARKET OB/XF VALUE	29,148
TOTAL LAND VALUE - MARKET	65,065
TOTAL MARKET VALUE	263,354
SOH/AGL Deduction	0
ASSESSED VALUE	263,354
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	263,354
TOTAL JUST VALUE	317,910
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	321,434

PRMT:1:1: FOX

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046361	Roof Replacement	22,000	01/25/2023
19681	SFR	309	06/25/2002
14323	M H	125	07/29/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1285/1475	10/03/2014	QC	U	I	11	59,200
GRANTOR: LOIS PEARCE & KELLY M						
GRANTEE: KELLY P MARTIN						
1006/2328	2/10/2004	WD	U	V		100
GRANTOR: MCCALL						
GRANTEE: LOIS PEARCE & KELLY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FOP= N7 W30 S8 E1 R2 U2 E5 D2 R2 E20 N1$ S1 W20 L2 U2 W5 D2 L2 W1 L7 D7 W3 L3 D3 S3 L14 D14 D6 R6 FGR= L4 D4 D15 R15 R2 U2 E3 R3 U3 N3 R2 U2 U1 L1 U4 R4 U7 L6 R2 U2 U8 L7 L13 D13 $ U13 R13 R7 D8 D2 L2 R6 D7 R9 U8 FOP= E18 N5 W18 S5$ N5 E18 S10 E2 R2 D2 E5 U2 R2 E2 N35$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	0166	CONC,PAVMT	0	0	0	0	240.00	UT	2.00	2.00	100	2004	2004	3	100	480	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	800	
4	0280	POOL R/CON	0	0	28	10	280.00	UT	70.00	70.00	100	2008	2008	3	58	11,368	
5	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
6	0031	BARN,MT AE	0	0	26	50	1,300.00	UT	11.00	11.00	100	2018	2018	3	100	14,300	
7	0252	LEAN-TO W/	0	0	12	50	600.00	UT	1.50	1.50	100	2018	2018	3	100	900	

LAND DESCRIPTION

TOTAL OB/XF 29,148

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	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	6,500							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	9.01	AC		1.00	1.00	1.00	445.00	445.00	4,009							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.01	AC		1.00	1.00	1.00	6,500.00	6,500.00	58,565							

REVIEW DATE 02/16/2023 BY KS Total Acres: 10.01 Total Land Value: 10,509 Market: 58,565 Agricultural: 4,009 Common: 6,500 PRINTED 11/21/2025 BY SYS