LOT 23 PARNELL HILLS S/D UNIT 1.
IN WD 1506-292.

PERREAULT DALE H/PERREAULT BOBBI C
489 NW BRONCO TER
LAKE CITY, FL 32055

2026

10-3S-16-02055-023

BUILDING CHARACTERISTICS

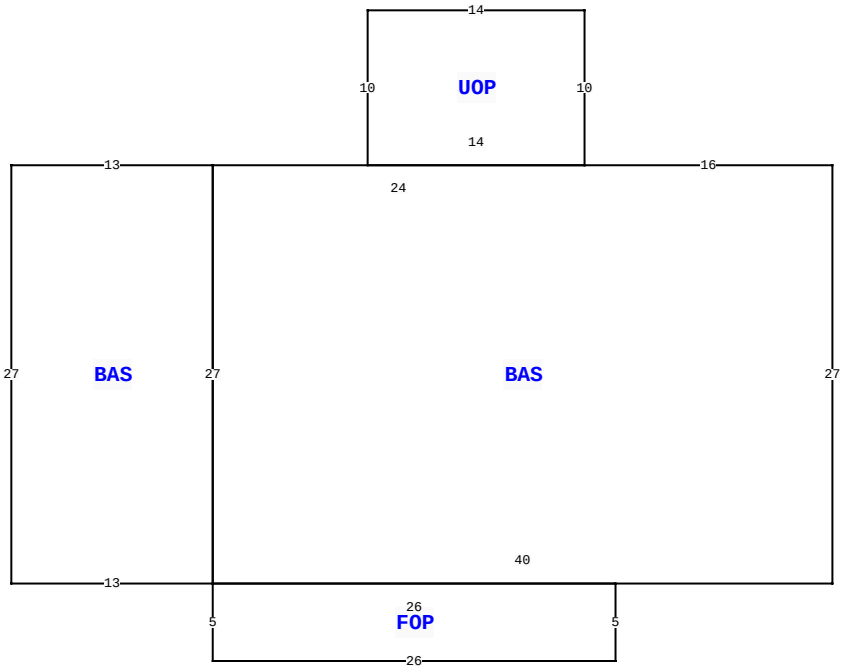
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	10316.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	351	100		351	20,053
BAS	1,080	100		1,080	61,703
FOP	130	30		39	2,228
UOP	140	20		28	1,600
TOTALS	1,701			1,498	85,584

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,498	113.3550	126.96	190,186	1979	1979	0	20	0	35.00	45.00

1 SINGLE FAM 100% - 2023 Heated Area: 1431 HX Base Yr 2023



489 NW BRONCO TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		85,584
TOTAL MARKET OB/XF VALUE		15,460
TOTAL LAND VALUE - MARKET		9,525
TOTAL MARKET VALUE		110,569
SOH/AGL Deduction		3,215
ASSESSED VALUE		107,354
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		56,632
TOTAL JUST VALUE		110,569
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		110,569

LAND:1:1: FLOOD PRONE

SALE:1:1: LOT 23 PARNELL HILLS UNIT 1

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052387	Roof Replacement	12,062	02/20/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1477/1419	10/06/2022	QC	U	I	11	100
GRANTOR: LANE ANTHONY						
GRANTEE: PERREAULT DALE H						
1470/1188	7/01/2022	WD	Q	I	01	112,000
GRANTOR: PERREAULT DALE H						
GRANTEE: LANE ANTHONY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 UOP= N10 W14 S10 E14$ W24 BAS= W13 S27 E13 N27$ S27 FOP= S5 E26 N5 W26$ E40 N27$.

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	0	0	3	100	250	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	500.00	500.00	50	2008	2008	3	50	250	
3	0252	LEAN-TO W/	0	100	30	10	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	
4	0030	BARN,MT	0	100	24	30	1.00	UT	12,960.00	12,960.00	100	2023	2022		100	12,960	

LAND DESCRIPTION

TOTAL OB/XF 15,460

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	100		RSF/MH	90.00	150.00	1.00	AC		1.00	1.00	0.75	12,700.00	9,525.00	9,525							

REVIEW DATE 09/19/2022 BY CP Total Acres: 1.00 Total Land Value: 9,525 Market: 0 Agricultural: 0 Common: 9,525 PRINTED 10/10/2025 BY SYS