LOT 28 PARNELL HILLS S/D UNIT 1.
475-416, DC 1231-240, PR 1231-24

COCHRAN NICOLE M
395 NW BRONCO TER
LAKE CITY, FL 32055

2026

10-3S-16-02055-028

BUILDING CHARACTERISTICS

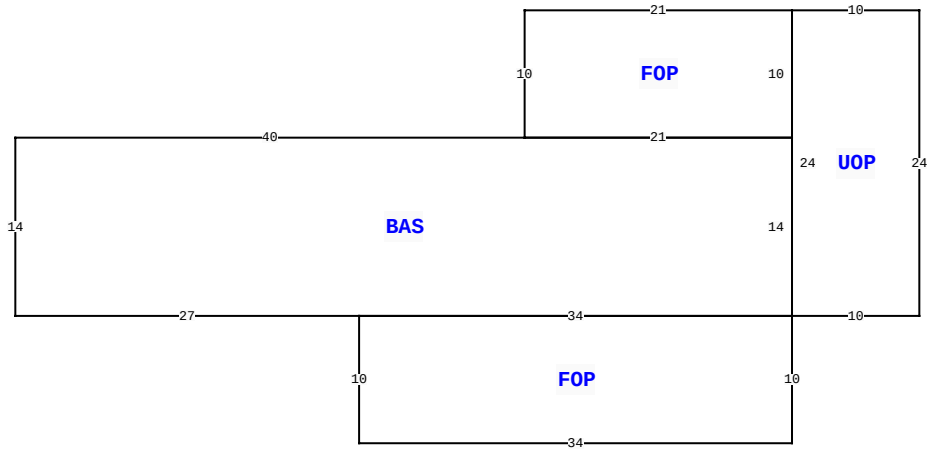
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
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	854	100		854	8,552
FOP	210	35		74	741
FOP	340	35		119	1,192
UOP	240	25		60	601
TOTALS	1,644			1,107	11,085

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	1,107	83.4480	50.07	55,427	1982	1982	0	0	20	60.00	20.00

1 MOBILE HME 100% - 2025 Heated Area: 854 HX Base Yr 2025



395 NW BRONCO TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		11,085
TOTAL MARKET OB/XF VALUE		9,350
TOTAL LAND VALUE - MARKET		15,936
TOTAL MARKET VALUE		36,371
SOH/AGL Deduction		0
ASSESSED VALUE		36,371
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		11,371
TOTAL JUST VALUE		36,371
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		36,371

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1490/2196	4/28/2023	WD	Q	I	01	45,000
GRANTOR: WEALTH DESIGNS, LLC						
GRANTEE: COCHRAN NICOLE M						
1432/2104	3/16/2021	WD	U	I	11	100
GRANTOR: GATEWAY TLC INVESTMEN						
GRANTEE: WEALTH DESIGNS, LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S14 E27 FOP= S10 E34 N10 W34$ E34 UOP= E10 N24W10 S24$ N14 FOP= N10 W21 S10E21$ W21$.

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1982	1982	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	400	
5	0070	CARPORT UF	0	100	18	20	360.00	UT	2.50	2.50	50	2008	2008	3	50	450	

LAND DESCRIPTION

TOTAL OB/XF 9,350

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		RSF/MH	150.00	486.00	1.66	AC		1.00	1.00	0.80	12,000.00	9,600.00	15,936							

REVIEW DATE 07/19/2023 BY ME Total Acres: 1.66 Total Land Value: 15,936 Market: 0 Agricultural: 0 Common: 15,936 PRINTED 10/10/2025 BY SYS