LOT 31 PARNELL HILLS S/D UNIT 1.
484-2, 630-333, 843-1814, WD 119

GUEVARA JORGE ALBERTO/GUEVARA MARIA JOSEFINA
303 NW BRONCO TER
LAKE CITY, FL 32055

2026

10-3S-16-02055-031

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

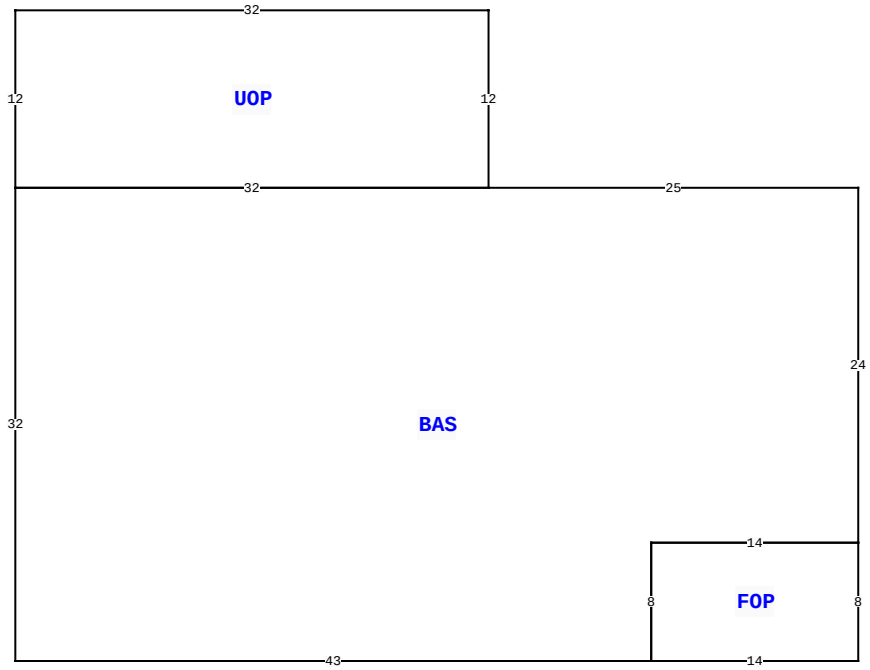
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,712	100		1,712	135,516
FOP	112	30		34	2,692
UOP	384	20		77	6,095
TOTALS	2,208			1,823	144,303

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,823	107.2120	120.08	218,906	1996	1996	0	0	0	34.08	65.92

1 SINGLE FAM 100% - 2022 Heated Area: 1712 HX Base Yr 2022



303 NW BRONCO TER, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		144,303
TOTAL MARKET OB/XF VALUE		2,592
TOTAL LAND VALUE - MARKET		25,704
TOTAL MARKET VALUE		172,599
SOH/AGL Deduction		30,558
ASSESSED VALUE		142,041
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		91,319
TOTAL JUST VALUE		172,599
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		169,812

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054152	Roof Replacement	7,200	09/26/2025
30490	MAINT/ALTR	0	09/26/2012
19790	POOL	90	07/31/2002
10980	SFR	285	04/04/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1418/2755	8/27/2020	WD	U	I	12	90,000
GRANTOR: WILMINGTON SAVINGS FU						
GRANTEE: JORGE ALBERTO & MAR						
1410/0606	4/14/2020	WD	U	I	12	100
GRANTOR: JPMORGAN CHASE BANK N						
GRANTEE: WILMINGTON SAVINGS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 UOP= N12 W32 S12 E32$ W32 S32 E43 FOP= E14 N8W14 S8$ N8 E14 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	0166	CONC,PAVMT	0	100	24	36	864.00	UT	3.00	3.00	100	2008	2008	3	100	2,592	

LAND DESCRIPTION

TOTAL OB/XF 2,592

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/MB	448.00	542.00	2.52	AC		1.00	1.00	0.85	12,000.00	10,200.00	25,704							

REVIEW DATE 02/16/2023 BY KS Total Acres: 2.52 Total Land Value: 25,704 Market: 0 Agricultural: 0 Common: 25,704 PRINTED 10/10/2025 BY SYS