S1/2 OF NE1/4 OF SW1/4 OF NW1/4
313-353, 891-748, WD 1362-2506,

GARCIA JOHN JR/LOPEZ LUIS CABRERA
675 NW BRONCO TER
LAKE CITY, FL 32055

2026

10-3S-16-02054-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

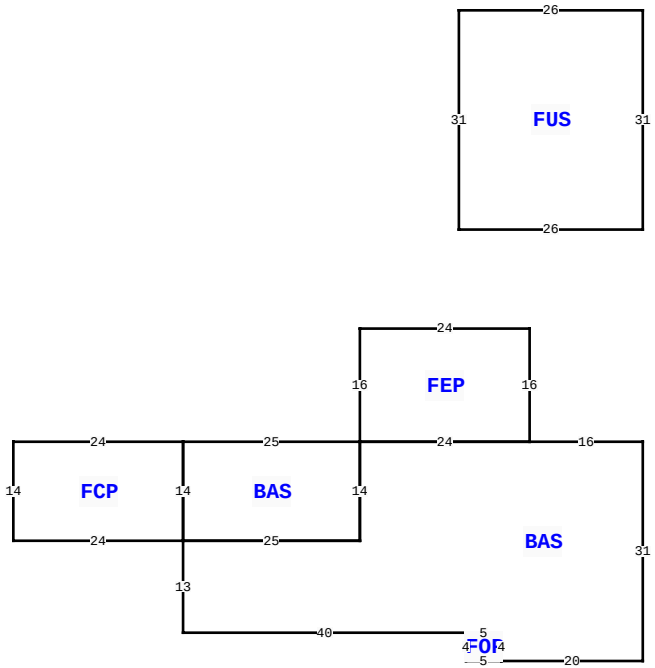
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,038	113.6152	127.25	386,586	1976	2010	0	0	0	16.88	83.12

1 SINGLE FAM 100% - 2025 Heated Area: 2641 HX Base Yr 2025



675 NW BRONCO TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		321,330
TOTAL MARKET OB/XF VALUE		23,531
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		389,861
SOH/AGL Deduction		0
ASSESSED VALUE		389,861
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		338,450
TOTAL JUST VALUE		389,861
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		384,230

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1480/1316	12/02/2022	WD	Q	I	01	389,000
GRANTOR: BOWLES JUSTIN						
GRANTEE: GARCIA JOHN JR						
1445/1281	8/20/2021	WD	Q	I	01	305,000
GRANTOR: HUNTSMAN JAMES H						
GRANTEE: BOWLES JUSTIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W16 W24 S14 W25 S13 E40 E5 S4 E20 N31 $
FUS=[ORIG=0,-30] N31 W26 S31 E26 $
FEP=[ORIG=-16,0] N16 W24 S16 E24 $
BAS=[ORIG=-40,0] W25 S14 E25 N14 $
FCP=[ORIG=-65,0] W24 S14 E24 N14 $
FOP=[ORIG=-25,27] S4 E5 N4 W5 $
.

EXTRA FEATURES

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	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	

LAND DESCRIPTION

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	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		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	45,000							

REVIEW DATE 02/15/2023 BY KS Total Acres: 5.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 05/29/2026 BY SYS