

N1/2 OF NW1/4 OF SW1/4 OF NW1/4  
& BEG NW COR OF S1/2 OF SW1/4 OF  
129.6 FT, S 105 FT, E 528.19 FT

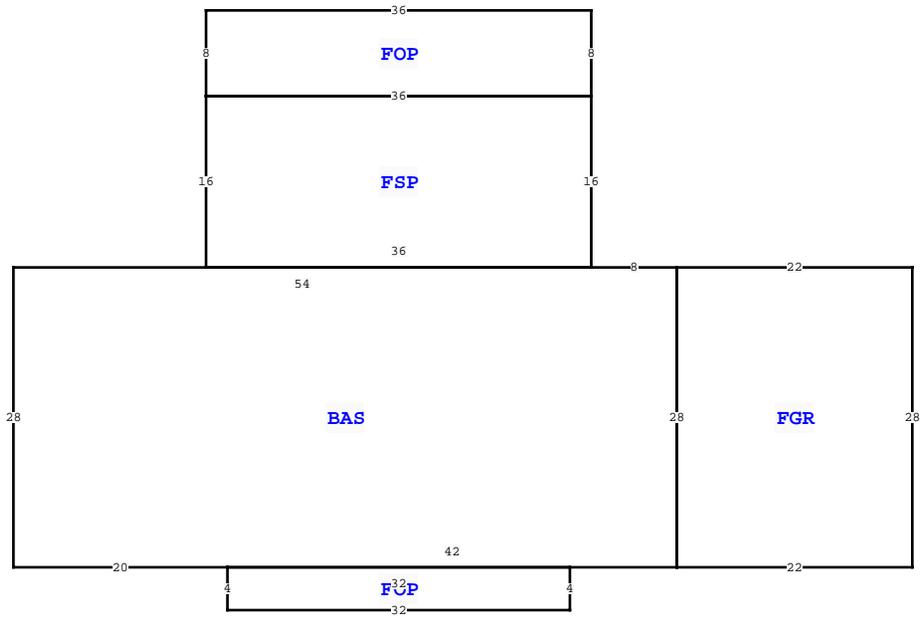
POARCH CAROL L  
742 NW BRONCO TER  
LAKE CITY, FL 32055

**2026**

10-3S-16-02054-017  
10-3S-16-02054-017

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 100
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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,429	114.4600	128.20	311,398	1976	1976	0	0	0	35.00	65.00	
1 SINGLE FAM 100% - 1999 Heated Area: 1736 HX Base Yr 1999													



Quality	05 05				
DOR CODE	0102 SFRES/MOBILE HOME				
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	1,736	100		1,736	144,661
FGR	616	55		339	28,249
FOP	128	30		38	3,167
FOP	288	30		86	7,166
FSP	576	40		230	19,166
TOTALS	3,344			2,429	202,409

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			219,587
TOTAL MARKET OB/XF VALUE			12,830
TOTAL LAND VALUE - MARKET			70,000
TOTAL MARKET VALUE			302,417
SOH/AGL Deduction			136,260
ASSESSED VALUE			166,157
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			114,746
TOTAL JUST VALUE			302,417
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			289,292

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054864	Electrical Servic		01/22/2026
000045900	Electrical Servic	0	11/14/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1543/881	6/13/2025	QC	U	I	11	100

GRANTOR: POARCH MICHAEL L  
GRANTEE: POARCH CAROL L

0571/0004	8/01/1985	CT	Q	I	01	44,000
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GRANTOR:  
GRANTEE:

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	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	125	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	25	
3	0294	SHED WOOD/	0	100	11	20	1.00	UT	400.00	400.00	90	1997	1997	3	90	360	
4	0030	BARN, MT	0	100	30	40	1,200.00	UT	12.00	12.00	80	1997	1997	3	80	11,520	
5	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	800	

742 NW BRONCO TER, LAKE CITY										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	05/11/2026
										INC DATE		AG DATE	MLU

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W8 FSP= N16 FOP= N8 W36 S8 E36\$ W36 S16 E36\$ W54 S28 E20 FOP= S4E32 N4 W32\$ E42 FGR= E22 N28W22 S28\$ N28\$.													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	8.75	AC		1.00	1.00	1.00	8,000.00	8,000.00	70,000							

