N1/2 OF NW1/4 OF SW1/4 OF NW1/4

571-4, 594-325, 634-159 THRU 162

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

2027

10-3S-16-02054-017

BUILDING CHARACTERISTICS

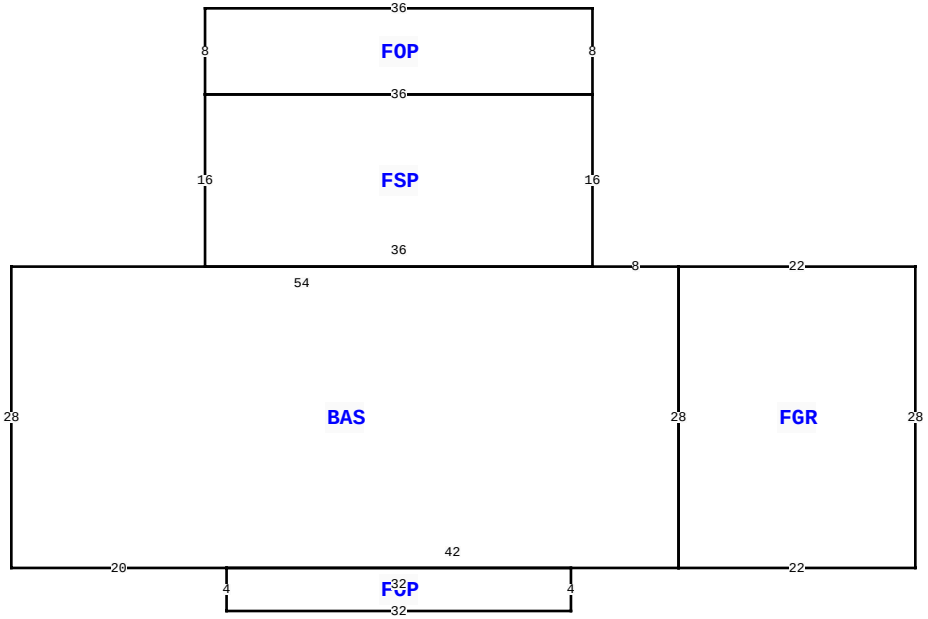
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	1,736	100		1,736	142,077
FGR	616	55		339	27,744
FOP	128	30		38	3,110
FOP	288	30		86	7,038
FSP	576	40		230	18,823
TOTALS	3,344			2,429	198,793

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	125.91	305,835	1976	1976	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1999 Heated Area: 1736 HX Base Yr 1999



742 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		198,793
TOTAL MARKET OB/XF VALUE		12,830
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		251,623
SOH/AGL Deduction		107,223
ASSESSED VALUE		144,400
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		92,989
TOTAL JUST VALUE		251,623
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,239

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
GRANTOR:						
GRANTEE:						

BUILDING NOTES

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$.

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	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	

LAND DESCRIPTION

TOTAL OB/XF 12,830

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		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	40,000							

REVIEW DATE BY Total Acres: 5.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/17/2026 BY SYS