COMM NW COR OF NW1/4, RUN S 1610
FOR POB, CONT S 331.99 FT, E 665
N 332.54 FT, W 662.69 FT TO POB.

FOX TERRI DAVIS
638 NW BRONCO TER
LAKE CITY, FL 32055

2027

10-3S-16-02054-019

BUILDING CHARACTERISTICS

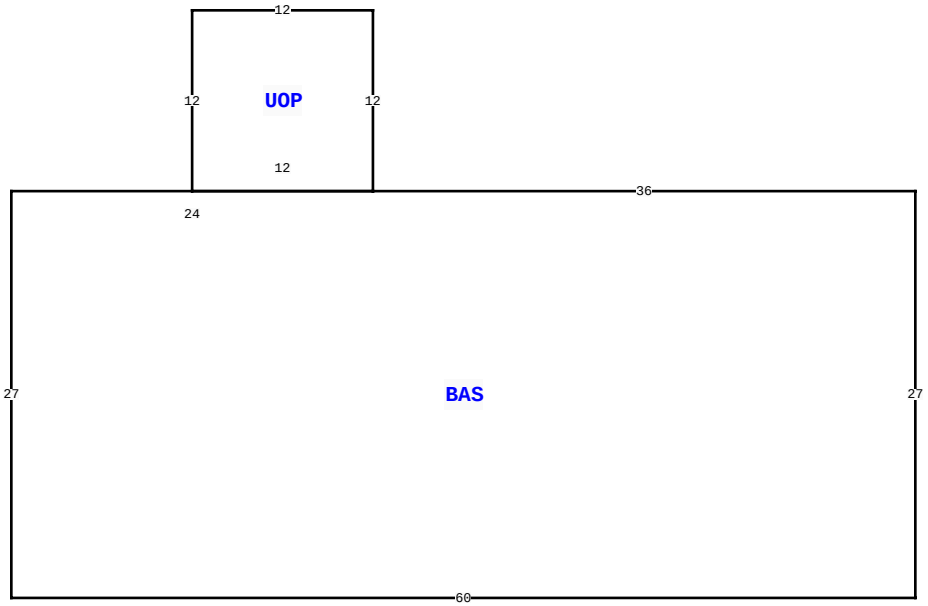
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	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	1,620	100		1,620	90,241
UOP	144	25		36	2,005
TOTALS	1,764			1,656	92,246

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,656	108.9000	101.28	167,720	1998	1998	0	0	0	45.00	55.00

1 MANUF 1 0% - 0 Heated Area: 1620 HX Base Yr



638 NW BRONCO TER, LAKE CITY

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

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	0040	BARN,POLE	0	0	10	10	100.00	UT	3.00	3.00	100	2008	2008	3	100	300	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	0	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	92,246
TOTAL MARKET OB/XF VALUE	8,200
TOTAL LAND VALUE - MARKET	45,540
TOTAL MARKET VALUE	145,986
SOH/AGL Deduction	31,640
ASSESSED VALUE	114,346
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	114,346
TOTAL JUST VALUE	145,986
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	146,979

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0854/1299	6/10/1994	WD	Q	V	01	0

GRANTOR: LEON & VERA MCCALL

GRANTEE: TERRI DAVIS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 UOP= N12 W12 S12 E12$ W24 S27 E60 N27$.

LAND DESCRIPTION

TOTAL OB/XF 8,200

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	0200	C	MBL HM	0		A-1	0.00	0.00	5.06	AC		1.00	1.00	1.00	9,000.00	9,000.00	45,540							

REVIEW DATE 02/16/2023 BY KS Total Acres: 5.06 Total Land Value: 45,540 Market: 0 Agricultural: 0 Common: 45,540 PRINTED 11/17/2026 BY SYS