BEG NW COR OF S1/2 OF SW1/4 OF N
129.6 FT, S 105 FT, E 528.19 FT
RUN S ALONG R/W 227.53 FT, W 660

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

2026

10-3S-16-02054-037

COLUMBIA COUNTY PROPERTY

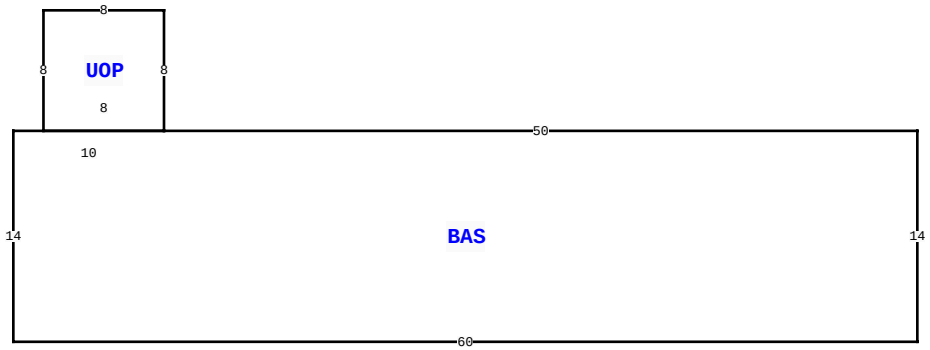
BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	10316.00	1.00/

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	856	83.6100	50.17	42,946	1986	1986	0	0	0	60.00	40.00

1 MOBILE HME 0% - 1999 Heated Area: 840 HX Base Yr



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100		840	16,857
UOP	64	25		16	321
TOTALS	904			856	17,178

788 NW BRONCO TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	17,178
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	47,178
SOH/AGL Deduction	20,233
ASSESSED VALUE	26,945
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	26,945
TOTAL JUST VALUE	47,178
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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= W50 UOP= N8 W8 S8 E8$ W10 S14 E60 N14$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0200	C	MBL HM	0		A-1	0.00	0.00	3.75	AC		1.00	1.00	1.00	8,000.00	8,000.00	30,000							

REVIEW DATE BY Total Acres: 3.75 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/14/2026 BY SYS