

LOT 16 UNIT 1 PARSELL HILLS S/D.  
617-343, 882-2524, 886-1890, QC

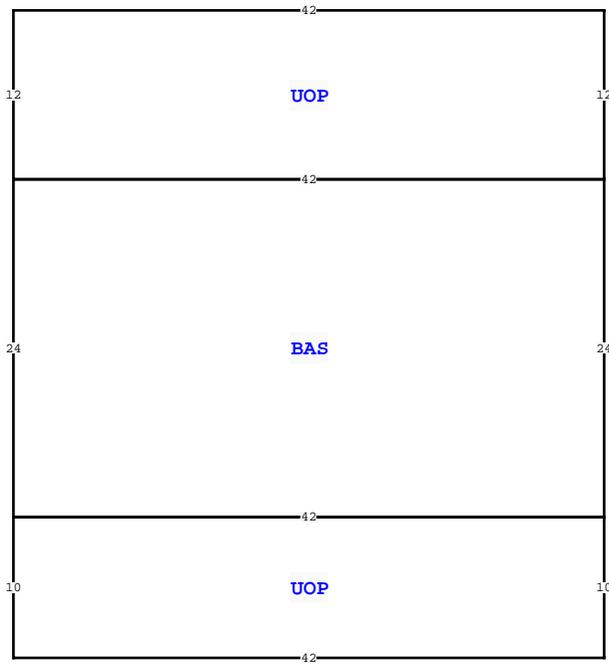
FUSSELL JAMES R/FUSSELL SANDRA L  
156 NW BRONCO TER  
LAKE CITY, FL 32055

**2026**

10-3S-16-02055-016  
10-3S-16-02055-016

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	10316.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,008	100	
UOP	420	25	
UOP	504	25	
TOTALS	1,932		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MANUF	1	100%	-	2023						
Heated Area: 1008						HX Base Yr 2023					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			75,525
TOTAL MARKET OB/XF VALUE			11,888
TOTAL LAND VALUE - MARKET			16,320
TOTAL MARKET VALUE			103,733
SOH/AGL Deduction			10,133
ASSESSED VALUE			93,600
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			42,189
TOTAL JUST VALUE			103,733
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			99,653

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055177	Electrical Servic		03/05/2026

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1566/928	3/27/2026	QC	U	I	11	100
GRANTOR: FUSSELL JAMES R						
GRANTEE: FUSSELL JAMES R						
1189/1560	6/03/2008	QC	Q	I	01	100
GRANTOR: SUSAN MOATES						
GRANTEE: JAMES R FUSSELL						

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	0294	SHED WOOD/	0	100	14	48	672.00	UT	10.00	10.00	40	2013	2013	3	40	2,688	
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	

BUILDING NOTES			
156 NW BRONCO TER, LAKE CITY			

BUILDING DIMENSIONS			
BAS= W42 S24 UOP= S10 E42 N10 W42\$ E42 N24 UOP= N12 W42 S12 E42\$.			

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	0200	C	MBL HM	100		RSF/MB	30.00	169.00	1.02	AC		1.00	1.00	1.00	16,000.00	16,000.00	16,320							