LOT 17 PARNELL HILLS S/D UNIT 1.
351-408, LE 1349-439, DC 1519-14

VASCO CYNTHIA M/VASCO DOUGLAS V
210 NW BRONCO TER
LAKE CITY, FL 32055

**2027**

**10-3S-16-02055-017**

## BUILDING CHARACTERISTICS

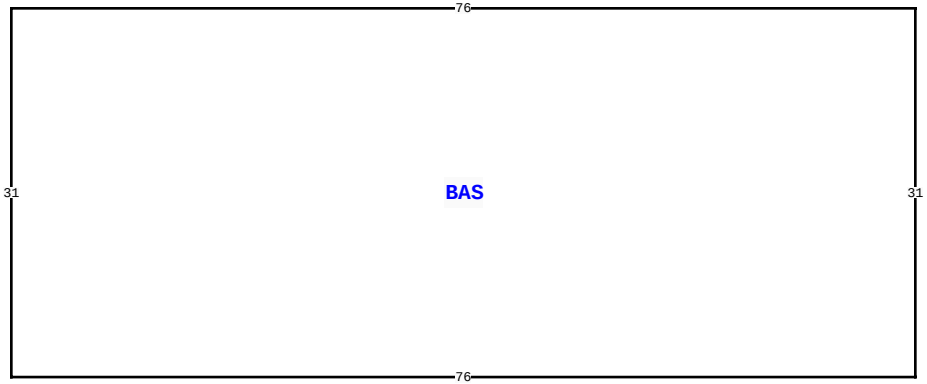
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| Stories | 1. | 1. 100 |
| Architectual | 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 | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,356 | 100 | | 2,356 | 112,307 |
| TOTALS | 2,356 | | | 2,356 | 112,307 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 2,356 | 113.9000 | 105.93 | 249,571 | 1998 | 1998 | 0 | 0 | 10 | 45.00 | 45.00 |

2 MANUF 1 0% - 2025 Heated Area: 2356 HX Base Yr




210 NW BRONCO TER, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/07/2026 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 | 0190 | FPLC PF | 0 | 0 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 1998 | 1998 | 3 | 100 | 1,200 | |
| 2 | 0296 | SHED METAL | 0 | 0 | 12 | 36 | 432.00 | UT | 12.00 | 12.00 | 50 | 2008 | 2008 | 3 | 50 | 2,592 | |
| 3 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2008 | 2008 | 3 | 100 | 200 | |
| 5 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 100 | |
| 6 | 0169 | FENCE/WOOD | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2018 | 2018 | 3 | 100 | 1,000 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 112,307 |
| TOTAL MARKET OB/XF VALUE | 12,092 |
| TOTAL LAND VALUE - MARKET | 16,320 |
| TOTAL MARKET VALUE | 140,719 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 140,719 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 140,719 |
| TOTAL JUST VALUE | 140,719 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 141,928 |

XFOB:1:1: ARABI M H

BLDG:1:1: ARABI MH

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 13667 | M H | 125 | 02/19/1998 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1349/0439 | 12/05/2017 | LE | U | I | 14 | 100 |

GRANTOR: RUBY M COLEMAN (LE)

GRANTEE: CYNTHIA M VASCO & D

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W76 S31 E76 N31$.

## LAND DESCRIPTION

TOTAL OB/XF 12,092

| 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 | | RSF/MH | 160.00 | 168.00 | 1.02 | AC | | 1.00 | 1.00 | 1.00 | 16,000.00 | 16,000.00 | 16,320 | | | | | | | |

REVIEW DATE 02/16/2023 BY KS Total Acres: 1.02 Total Land Value: 16,320 Market: 0 Agricultural: 0 Common: 16,320 PRINTED 11/17/2026 BY SYS