LOT 23 PARNELL HILLS S/D UNIT 1.
IN WD 1506-292.

PERREAULT DALE H/PERREAULT BOBBI C
489 NW BRONCO TER
LAKE CITY, FL 32055

**2027**

**10-3S-16-02055-023**

## BUILDING CHARACTERISTICS

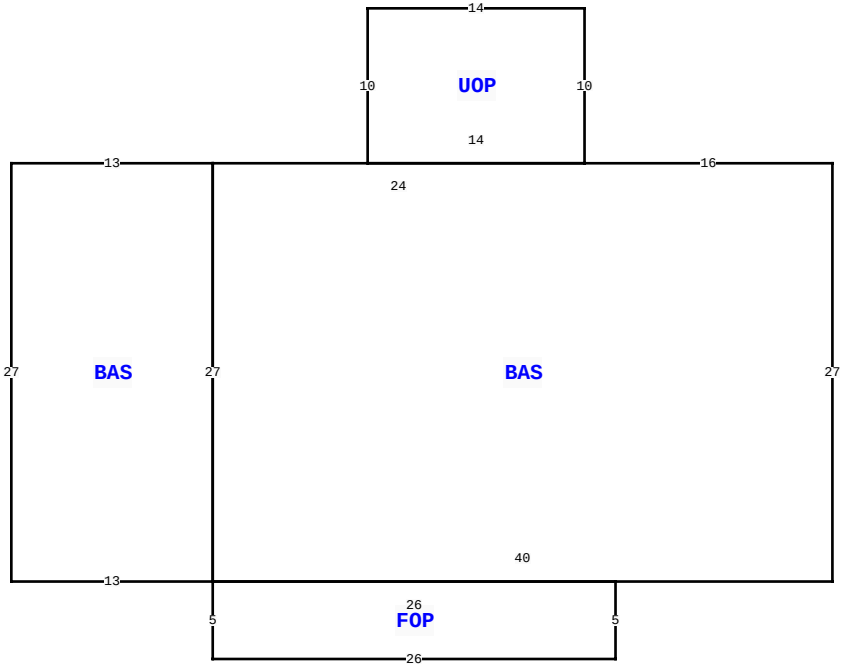
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 06 | VINYL ASB 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 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 | | 10316.010 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 351 | 100 | | 351 | 19,695 |
| BAS | 1,080 | 100 | | 1,080 | 60,599 |
| FOP | 130 | 30 | | 39 | 2,188 |
| UOP | 140 | 20 | | 28 | 1,571 |
| TOTALS | 1,701 | | | 1,498 | 84,054 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,498 | 113.3550 | 124.69 | 186,786 | 1979 | 1979 | 0 | 20 | 0 | 35.00 | 45.00 |

1 SINGLE FAM 100% - 2023 Heated Area: 1431 HX Base Yr 2023




489 NW BRONCO TER, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/07/2026 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 84,054 |
| TOTAL MARKET OB/XF VALUE | 15,460 |
| TOTAL LAND VALUE - MARKET | 12,000 |
| TOTAL MARKET VALUE | 111,514 |
| SOH/AGL Deduction | 1,262 |
| ASSESSED VALUE | 110,252 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 58,841 |
| TOTAL JUST VALUE | 111,514 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 113,044 |

LAND:1:1: FLOOD PRONE

SALE:1:1: LOT 23 PARNELL HILLS UNIT 1

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000052387 | Roof Replacement | 12,062 | 02/20/2025 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1477/1419 | 10/06/2022 | QC | U | I | 11 | 100 |
| GRANTOR: LANE ANTHONY | | | | | | |
| GRANTEE: PERREAULT DALE H | | | | | | |
| 1470/1188 | 7/01/2022 | WD | Q | I | 01 | 112,000 |
| GRANTOR: PERREAULT DALE H | | | | | | |
| GRANTEE: LANE ANTHONY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W16 UOP= N10 W14 S10 E14$ W24 BAS= W13 S27 E13 N27$ S27
FOP= S5 E26 N5 W26$ E40 N27$.

## 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 | 250 | |
| 2 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 500.00 | 500.00 | 50 | 2008 | 2008 | 3 | 50 | 250 | |
| 3 | 0252 | LEAN-TO W/ | 0 | 100 | 30 | 10 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2023 | 2022 | | 100 | 2,000 | |
| 4 | 0030 | BARN,MT | 0 | 100 | 24 | 30 | 1.00 | UT | 12,960.00 | 12,960.00 | 100 | 2023 | 2022 | | 100 | 12,960 | |

## LAND DESCRIPTION

TOTAL OB/XF 15,460

| 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 | | RSF/MH | 80.00 | 150.00 | 1.00 | AC | | 1.00 | 1.00 | 0.75 | 16,000.00 | 12,000.00 | 12,000 | | | | | | | |

REVIEW DATE 09/19/2022 BY CP Total Acres: 1.00 Total Land Value: 12,000 Market: 0 Agricultural: 0 Common: 12,000 PRINTED 11/17/2026 BY SYS