

LOT 28 PARNELL HILLS S/D UNIT 1.  
475-416, DC 1231-240, PR 1231-24

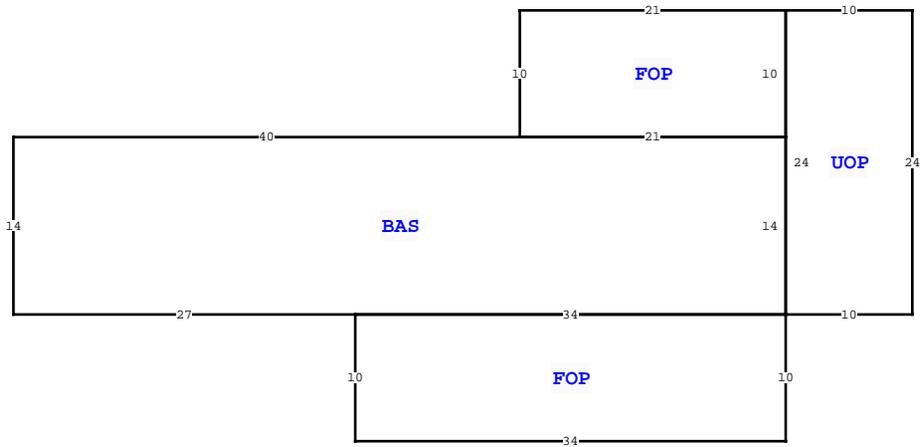
COCHRAN NICOLE M  
395 NW BRONCO TER  
LAKE CITY, FL 32055

2026

10-3S-16-02055-028

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 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	01	01 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1 MOBILE HME			100% - 2025	83.4480	52.57	58,195	1982	1982	0	0	20	60.00	20.00
Heated Area: 854 HX Base Yr 2025													



Quality	03	03
DOR CODE	0200 MOBILE HOME	
MAP NUM		03
NEIGHBORHOOD/LOC	10316.010 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	854	100
FOP	210	35
FOP	340	35
UOP	240	25
TOTALS	1,644	1,107
		11,639

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			11,639
TOTAL MARKET OB/XF VALUE			9,350
TOTAL LAND VALUE - MARKET			19,920
TOTAL MARKET VALUE			40,909
SOH/AGL Deduction			3,556
ASSESSED VALUE			37,353
TOTAL EXEMPTION VALUE	HX HB	25,000	
BASE TAXABLE VALUE			12,353
TOTAL JUST VALUE			40,909
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			36,371

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1490/2196	4/28/2023	WD Q	Q	I	01	45,000
GRANTOR: WEALTH DESIGNS, LLC						
GRANTEE: COCHRAN NICOLE M						
1432/2104	3/16/2021	WD U	U	I	11	100
GRANTOR: GATEWAY TLC INVESTMEN						
GRANTEE: WEALTH DESIGNS, LLC						

EXTRA FEATURES		395 NW BRONCO TER, LAKE CITY	
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	0120	CLFENCE 4	0 100 0 0 1.00 UT 0.00 0.00 100 1993 1993 3 100 300
2	0190	FPLC PF	0 100 0 0 1.00 UT 1,200.00 1,200.00 100 1982 1982 3 100 1,200
3	9945	Well/Sept	0 100 0 0 1.00 UT 7,000.00 7,000.00 100 3 100 7,000
4	0296	SHED METAL	0 100 0 0 1.00 UT 0.00 0.00 100 2008 2008 3 100 400
5	0070	CARPORT UF	0 100 18 20 360.00 UT 2.50 2.50 50 2008 2008 3 50 450

BLD DATE		LGL DATE																
			05/08/2026 MLU															
XF DATE		LAND DATE																
INC DATE		AG DATE																
TOTAL OB/XF																	9,350	

BUILDING NOTES																

BUILDING DIMENSIONS																
BAS= W40 S14 E27 FOP= S10 E34 N10 W34\$ E34 UOP= E10 N24W10 S24\$ N14 FOP= N10 W21 S10E21\$ W21\$.																

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	0102	C	SFR/MH	100		RSF/MH	50.00	486.00	1.66	AC		1.00	1.00	0.80	15,000.00	12,000.00	19,920									