LOT 32 PARNELL HILLS S/D UNIT 1.
PB 1466-1484, PB 1467-636, WD 14

AMARU ESHU XI
251 NW BRONCO TER
LAKE CITY, FL 32055

2027

10-3S-16-02055-032

BUILDING CHARACTERISTICS

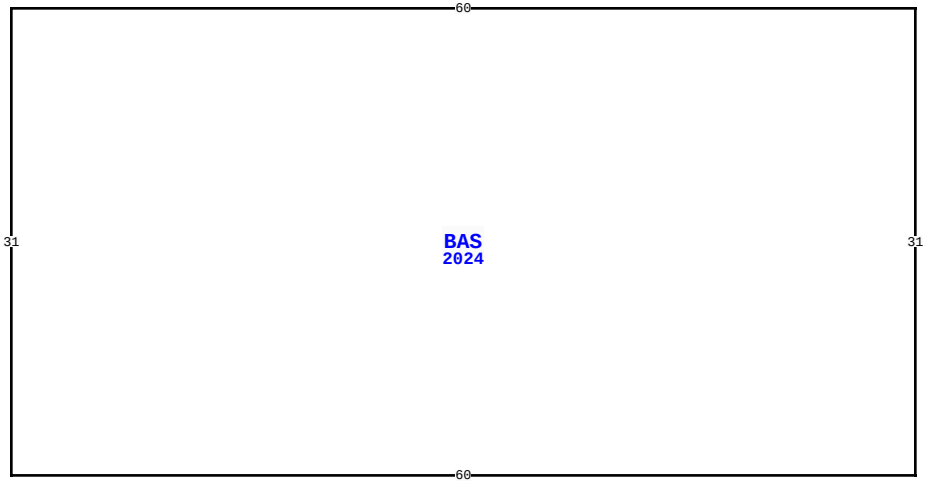
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,860	100	2024	1,860	200,050
TOTALS	1,860			1,860	200,050

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,860	115.5000	110.88	206,237	2023	2023	0	0	0	3.00	97.00

1 MANUF 2 0% - 2024 Heated Area: 1860 HX Base Yr



251 NW BRONCO TER, LAKE CITY

BLD DATE		LGL DATE	05/11/2026 MLU
XF DATE		LAND DATE	
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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	200,050
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	38,961
TOTAL MARKET VALUE	246,011
SOH/AGL Deduction	0
ASSESSED VALUE	246,011
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	246,011
TOTAL JUST VALUE	246,011
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	244,603

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056787	Roof Replacement	8,750	10/15/2026
000047449	Mobile Home		06/13/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1489/294	4/25/2023	WD	Q	V	03	38,000
GRANTOR: FREEDOM LOTS USA LLC						
GRANTEE: AMARU ESHU XI						
1469/891	6/16/2022	WD	U	V	37	22,000
GRANTOR: CLARK VICTORIA B						
GRANTEE: FREEDOM LOTS USA LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=13,10] E60 S31 W60 N31 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	150.00	556.00	4.81	AC		1.00	1.00	0.90	9,000.00	8,100.00	38,961							

REVIEW DATE 12/04/2023 BY RP Total Acres: 4.81 Total Land Value: 38,961 Market: 0 Agricultural: 0 Common: 38,961 PRINTED 11/17/2026 BY SYS