LOT 33 PARNELL HILLS S/D UNIT 1.
457-555, 473-693, 745-580,763-21

GORDON KATHLEEN HEATHER
201 NW BRONCO TER
LAKE CITY, FL 32055

2027

10-3S-16-02055-033

BUILDING CHARACTERISTICS

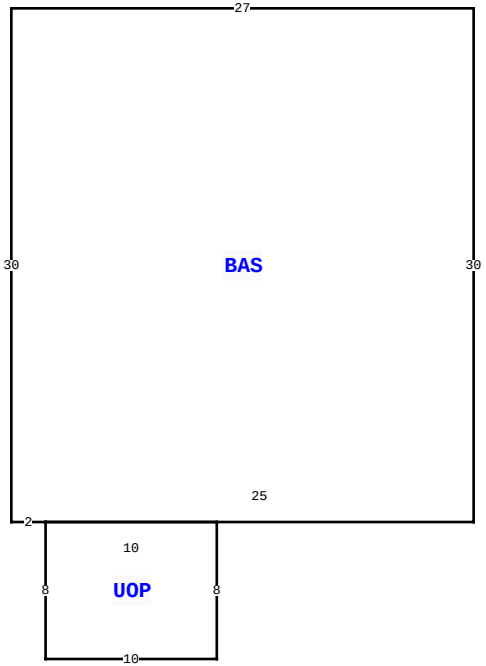
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
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	810	100		810	62,616
UOP	80	20		16	1,237
TOTALS	890			826	63,853

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	826	108.1200	118.93	98,236	1992	1992	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2026 Heated Area: 810 HX Base Yr 2026



201 NW BRONCO TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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		63,853
TOTAL MARKET OB/XF VALUE		5,900
TOTAL LAND VALUE - MARKET		40,460
TOTAL MARKET VALUE		110,213
SOH/AGL Deduction		0
ASSESSED VALUE		110,213
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		58,802
TOTAL JUST VALUE		110,213
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		111,373

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043589	Roof Replacement	15,774	01/25/2022
6007	SFR	21,000	05/11/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1468/2091	5/25/2022	WD	U	I	11	100
GRANTOR: NORTHERN ALACHUA HOLD						
GRANTEE: GORDON KATHLEEN HEA						
1249/1930	2/19/2013	TD	U	I	18	19,500
GRANTOR: CLERK OF COURT						
GRANTEE: NORTHERN ALACHUA HO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 S30 E2 UOP= S8 E10N8 W10$ E25 N30$.

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	0020	BARN,FR	0	100	24	30	1.00	UT	0.00	0.00	100	1993	1993	3	100	5,000	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	400	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 5,900

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	234.00	556.00	2.89	AC		1.00	1.00	1.00	14,000.00	14,000.00	40,460							

REVIEW DATE 04/25/2022 BY JS Total Acres: 2.89 Total Land Value: 40,460 Market: 0 Agricultural: 0 Common: 40,460 PRINTED 11/17/2026 BY SYS