LOT 34 PARNELL HILLS S/D UNIT 1.
428-245, WD 1002-2658, WD 1050-2

MCFEE PATRICIA D
175 NW BRONCO TERR
LAKE CITY, FL 32055

2027

10-3S-16-02055-034

BUILDING CHARACTERISTICS

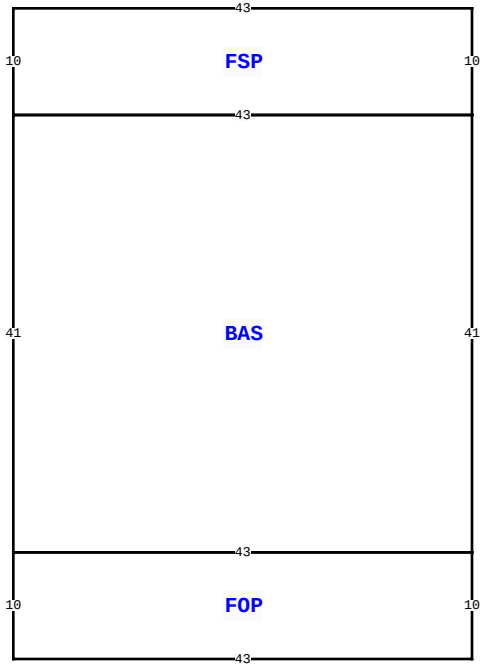
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	1,763	100		1,763	171,988
FOP	430	30		129	12,584
FSP	430	40		172	16,780
TOTALS	2,623			2,064	201,352

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,064	116.3127	127.94	264,068	2006	2006	0	0	0	23.75	76.25

2 SINGLE FAM 100% - 2007 Heated Area: 1763 HX Base Yr 2007



175 NW BRONCO TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		201,352
TOTAL MARKET OB/XF VALUE		4,200
TOTAL LAND VALUE - MARKET		29,250
TOTAL MARKET VALUE		234,802
SOH/AGL Deduction		64,427
ASSESSED VALUE		170,375
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		118,964
TOTAL JUST VALUE		234,802
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,469

XFOB:2:1: SHINGLE ROOF, CONC FLOOR

XFOB:1:1: TOWN C M H

BLDG:1:1: OMNI MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049745	Roof Replacement	16,106	05/08/2024
24426	SFR	547	04/25/2006
10562	M H	125	12/13/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1070/1153	1/05/2006	WD	Q	I		20,000
GRANTOR: GUILD AND DURHAM						
GRANTEE: MCFEE						
1050/2227	7/17/2004	WD	Q	I	01	100
GRANTOR: LOVETTE						
GRANTEE: GUILD OR DURHAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N41 FSP= N10 W43 S10 E43$ W43 S41 FOP= S10 E43 N10 W43$ E43$.

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	0294	SHED WOOD/	0	100	10	12	1.00	UT	0.00	0.00	100	0	0	3	100	650	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	100	2,000	
3	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	300	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
5	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	900	
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 4,200

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	134.00	397.00	1.95	AC		1.00	1.00	1.00	15,000.00	15,000.00	29,250							

REVIEW DATE 06/03/2024 BY JS Total Acres: 1.95 Total Land Value: 29,250 Market: 0 Agricultural: 0 Common: 29,250 PRINTED 11/17/2026 BY SYS