

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 9/18/2025

Parcel: << 10-3S-16-02055-031 (6761) >>

Owner & Property Info

Result: 1 of 1

Owner	GUEVARA JORGE ALBERTO GUEVARA MARIA JOSEFINA 303 NW BRONCO TER LAKE CITY, FL 32055		
Site	303 NW BRONCO TER, LAKE CITY		
Description*	LOT 31 PARNELL HILLS S/D UNIT 1. 484-2, 630-333, 843-1814, WD 1196-999, WD 1206 1226, CT 1407-1611, WD 1410-606, WD 1418-2755		
Area	2.52 AC	S/T/R	10-3S-16
Use Code**	SINGLE FAMILY (0100)	Tax District	3

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2024 Certified Values		2025 Working Values	
Mkt Land	\$25,704	Mkt Land	\$25,704
Ag Land	\$0	Ag Land	\$0
Building	\$134,985	Building	\$139,027
XFOB	\$4,592	XFOB	\$2,592
Just	\$165,281	Just	\$167,323
Class	\$0	Class	\$0
Appraised	\$165,281	Appraised	\$167,323
SOH/10% Cap	\$29,669	SOH/10% Cap	\$25,282
Assessed	\$135,612	Assessed	\$142,041
Exempt	HX HB \$50,000	Exempt	HX HB \$50,722
Total Taxable	county:\$85,612	Total Taxable	county:\$91,319
	city:\$0		city:\$0
	other:\$0 school:\$110,612		other:\$0 school:\$117,041

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Aerial Viewer Pictometry Google Maps

☒ 2023 ☐ 2022 ☐ 2019 ☐ 2016 ☐ 2013 ☒ Sales



▼ Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
8/27/2020	\$90,000	1418 / 2755	WD	I	U	12
4/14/2020	\$100	1410 / 606	WD	I	U	12
3/10/2020	\$100	1407 / 1612	CT	I	U	18
10/29/2010	\$95,000	1206 / 1226	WD	I	U	12
5/24/2010	\$221,600	1196 / 999	WD	I	U	38

▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1996	1712	2208	\$139,027

*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

▼ **Extra Features & Out Buildings**

Code	Desc	Year Blt	Value	Units	Dims
0166	CONC,PAVMT	2008	\$2,592.00	864.00	24 x 36

▼ **Land Breakdown**

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	2.520 AC	1.0000/1.0000 1.0000/.8500000 /	\$10,200 /AC	\$25,704

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