S DIV: LOT 10, BLOCK 2, BROWN HO
BLOCK 2, LAKE VILLAS S/D.

MCKENZIE TAMMY L/MCKENZIE MEGAN M
832 SW EL PRADO AVE
LAKE CITY, FL 32025

2026

00-00-00-14004-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

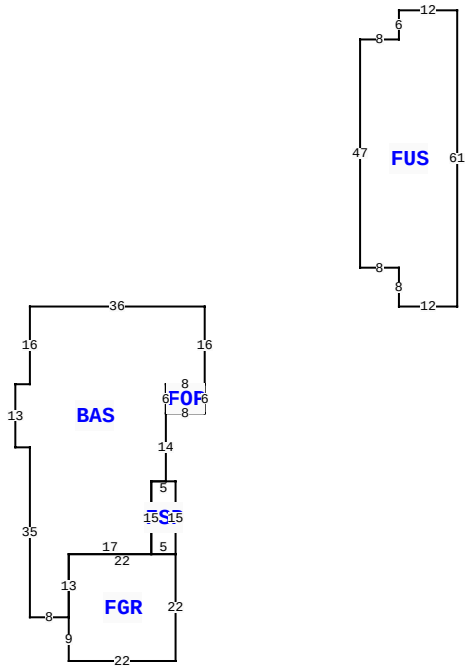
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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 06
NEIGHBORHOOD/LOC	32317.140	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,654	100		1,654	131,227
FGR	484	55		266	21,104
FOP	48	30		14	1,111
FSP	75	40		30	2,380
FUS	1,108	100		1,108	87,907
TOTALS	3,369			3,072	243,729

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,072	108.9795	122.06	374,968	1951	1951	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 2762 HX Base Yr 2023



832 SW EL PRADO AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		243,729
TOTAL MARKET OB/XF VALUE		18,036
TOTAL LAND VALUE - MARKET		27,750
TOTAL MARKET VALUE		289,515
SOH/AGL Deduction		11,477
ASSESSED VALUE		278,038
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		227,316
TOTAL JUST VALUE		289,515
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		289,515

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1480/623	11/28/2022	WD	Q	I	01	310,000
GRANTOR: VANN MATTHEW A						
GRANTEE: MCKENZIE TAMMY L						
1234/0076	4/12/2012	QC	U	I	11	100
GRANTOR: MATTHEW A VANN & PAUL						
GRANTEE: MATTHEW A VANN & PA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S16 W3 S13 E3 S35 E8FGR= S9 E22 N22 W22 S13$ N13 E17
FSP= E5 N15 W5 S15$ N15 E3 N14 FOP= E8 N6 W8 S6 $ N6 E8 N16$
PTR=E40 FUS= E12 N61 W12 S6 W8 S47 E8 S8$ W40$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1986	1986	3	40	14,336	
4	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	50	1993	1993	3	50	200	
5	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 18,036

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-2	0.00	0.00	1.00	LT		1.00	1.00	1.50	18,500.00	27,750.00	27,750							

REVIEW DATE 01/31/2023 BY CP Total Acres: 0.58 Total Land Value: 27,750 Market: 0 Agricultural: 0 Common: 27,750 PRINTED 11/17/2025 BY SYS