S DIV: (A PART OF LOT 11 OF BROW
REPLAT OF BLOCK 2 LAKE VILLAS DE
INTERS OF NW'RLY R/W LINE OF EL

BOLIN MANLY C/BOLIN WANDA G
806 SW EL PRADO AVE
LAKE CITY, FL 32025

2026

00-00-00-14006-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

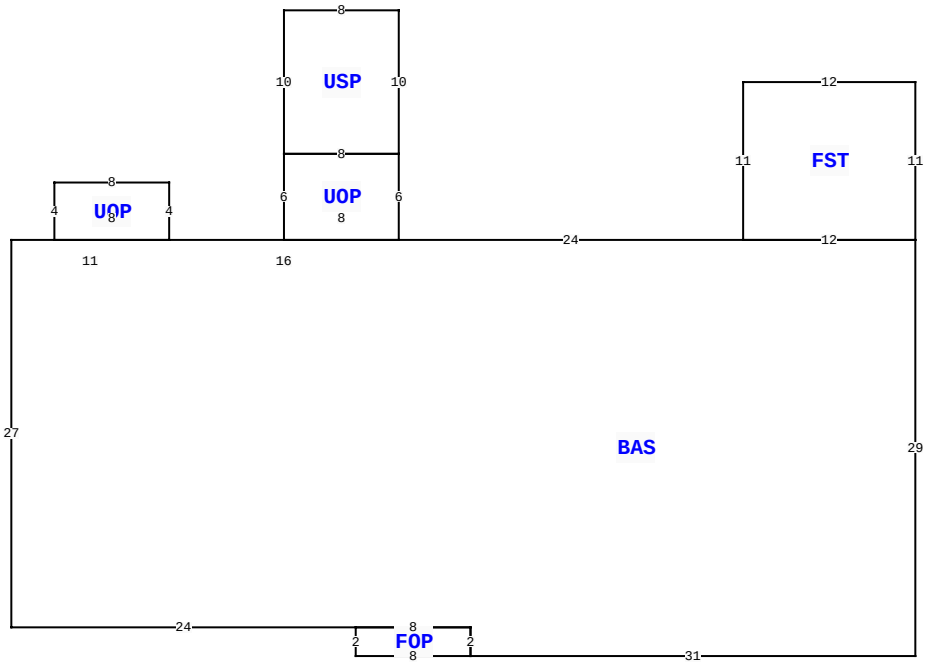
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
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 06
NEIGHBORHOOD/LOC	32317.140	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,763	100		1,763	135,955
FOP	16	30		5	385
FST	132	55		73	5,630
UOP	32	20		6	463
UOP	48	20		10	771
USP	80	35		28	2,159
TOTALS	2,071			1,885	145,363

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,885	105.9300	118.64	223,636	1952	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2000 Heated Area: 1763 HX Base Yr 2000



806 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		145,363
TOTAL MARKET OB/XF VALUE		3,470
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		167,333
SOH/AGL Deduction		61,237
ASSESSED VALUE		106,096
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		50,374
TOTAL JUST VALUE		167,333
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		167,333

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0893/2088	12/17/1999	WD	Q	I		76,800

GRANTOR: RHODEN
GRANTEE: BOLIN'S

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 UOP= N6 USP= N10 W8 S10 E8$ W8 S6 E8$ W16 UOP= N4 W8 S4 E8$ W11 S27E24 FOP= S2 E8 N2 W8 $ E8 S2 E31 N29 FST= N11 W12 S11 E12$W12$.

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	1993	1993	3	100	750	
2	0296	SHED METAL	0	100	8	8	64.00	UT	5.00	5.00	100	1993	1993	3	100	320	
3	0060	CARPORT F	0	100	24	20	480.00	UT	5.00	5.00	100	1993	1993	3	100	2,400	

LAND DESCRIPTION

TOTAL OB/XF 3,470

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-	2120.00	80.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 10/25/2016 BY DF Total Acres: 0.22 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS