S DIV: S 49.5 FT OF LOT 4 & N1/2
LAKE VILLAS S/D.

RAY TROY WAYNE
701 SW EL PRADO AVE
LAKE CITY, FL 32025

2026

00-00-00-14013-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

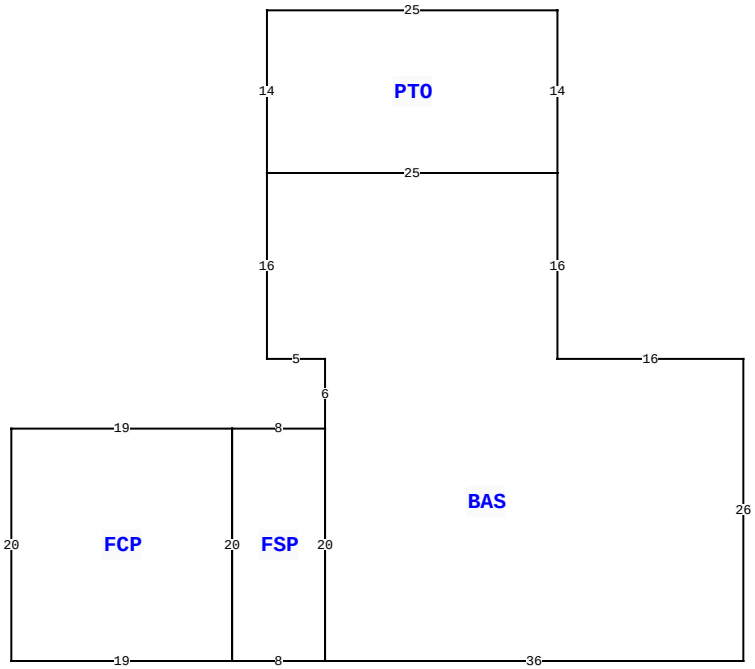
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	02	WALL BD/WD 50
Interior Wall	05	DRYWALL 50
Interior Floo	09	PINE WOOD 90
Interior Floo	13	LAM/VNLPLK 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1,336	100		1,336	131,984
FCP	380	25		95	9,385
FSP	160	40		64	6,323
PTO	350	5		18	1,778
TOTALS	2,226			1,513	149,469

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,513	117.6060	131.72	199,292	1945	2000	0	0	0	25.00	75.00

1 SINGLE FAM 0% - 2025 Heated Area: 1336 HX Base Yr



701 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	149,469
TOTAL MARKET OB/XF VALUE	1,900
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	169,869
SOH/AGL Deduction	0
ASSESSED VALUE	169,869
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	169,869
TOTAL JUST VALUE	169,869
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	171,862

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1511/68	3/22/2024	WD	Q	I	01	195,000
GRANTOR: JOLLIFFE BRYAN						
GRANTEE: RAY TROY WAYNE						
1396/0703	10/09/2019	WD	Q	I	01	118,000
GRANTOR: RESIDENCY FOR ALL LLC						
GRANTEE: BRYAN & KALA JOLLIF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 N16 PTO= N14 W25 S14 E25$ W25 S16 E5 S6 FSP= W8 FCP= W19 S20 E19 N20$ S20E8 N20$ S20 E36 N26$.

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	
3	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2011	2011	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,900

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	0		RSF-2	87.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 03/28/2024 BY TP Total Acres: 0.25 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS