S DIV LOT 7 & S1/2 OF LOT 6 BLO
S/D.

HERNDON KATHRYN L
753 SW EL PRADO AVE
LAKE CITY, FL 32025

2026

00-00-00-14015-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

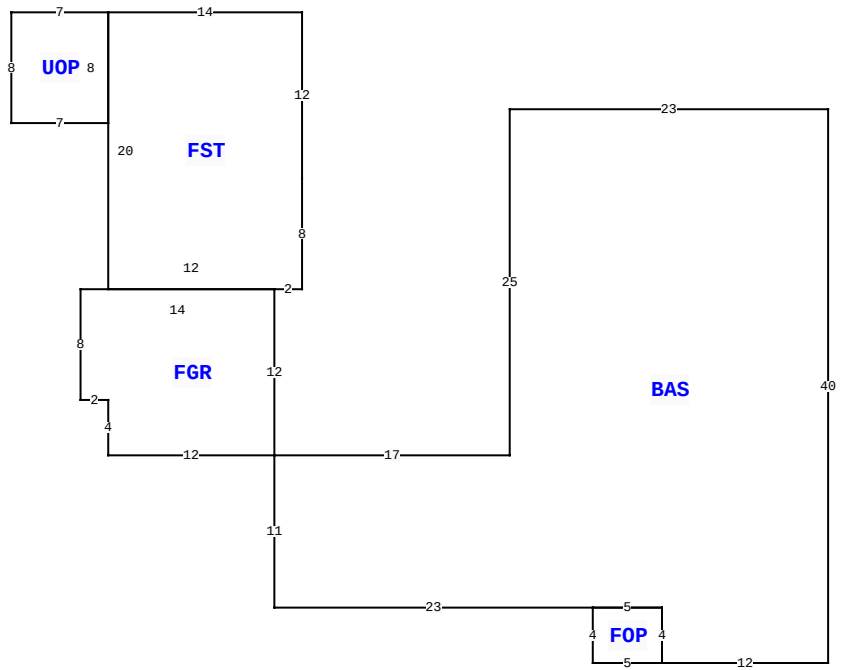
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
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	1,063	100		1,063	72,432
FGR	160	55		88	5,996
FOP	20	30		6	409
FST	280	55		154	10,494
UOP	56	20		11	749
TOTALS	1,579			1,322	90,080

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,322	93.6000	104.83	138,585	1946	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2008 Heated Area: 1063 HX Base Yr 2008



753 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		90,080
TOTAL MARKET OB/XF VALUE		1,000
TOTAL LAND VALUE - MARKET		20,350
TOTAL MARKET VALUE		111,430
SOH/AGL Deduction		45,094
ASSESSED VALUE		66,336
TOTAL EXEMPTION VALUE	HX HB	41,336
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		111,430
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		111,430

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1127/0419	7/31/2007	WD	Q	I		114,000

GRANTOR: CALLIE MAE LEE
GRANTEE: KATHRYN L HERNDON

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 S25 W17 FGR= N12 FST= E2 N8 N12 W14 UOP= W7S8 E7 N8$ S20 E12$ W14 S8E2 S4 E12 $ S11 E23 FOP= S4 E5 N4 W5$ E5 S4 E12 N40$.

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	1,000	

LAND DESCRIPTION

TOTAL OB/XF 1,000

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	110.00	115.00	1.00	LT		1.00	1.00	1.10	18,500.00	20,350.00	20,350							

REVIEW DATE 10/24/2016 BY DF Total Acres: 0.29 Total Land Value: 20,350 Market: 0 Agricultural: 0 Common: 20,350 PRINTED 11/18/2025 BY SYS