S DIV: SW 50 FT LOT 2 & NE 50 FT
LAKE VILLAS S/D.

CARNEY ROSANNE
775 SW EL PRADO AVE
LAKE CITY, FL 32025

2026

00-00-00-14019-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

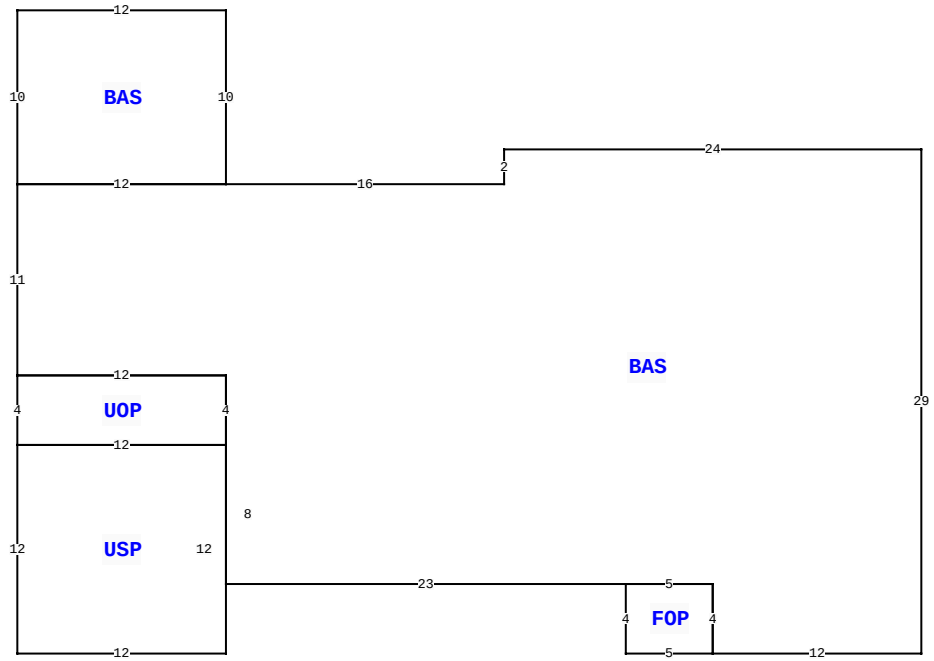
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
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	120	100		120	11,257
BAS	1,148	100		1,148	107,691
FOP	20	30		6	563
UOP	48	20		10	938
USP	144	35		50	4,690
TOTALS	1,480			1,334	125,140

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,334	128.8560	144.32	192,523	1948	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2019 Heated Area: 1268 HX Base Yr 2019



775 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		125,140
TOTAL MARKET OB/XF VALUE		1,450
TOTAL LAND VALUE - MARKET		21,275
TOTAL MARKET VALUE		147,865
SOH/AGL Deduction		49,638
ASSESSED VALUE		98,227
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		47,505
TOTAL JUST VALUE		147,865
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		147,865

PERMIT NUM	DESCRIPTION	AMT	ISSUED
381	ADDN SFR	70	10/09/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1363/1111	6/27/2018	WD	Q	I	01	111,500
GRANTOR: WILLIAM SCOTT BUSBY &						
GRANTEE: ROSANNE CARNEY						
1363/1109	6/15/2018	WD	U	I	11	100
GRANTOR: REBECCA J MURRAY FKA						
GRANTEE: WILLIAM SCOTT BUSBY						

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	0060	CARPORT F	0	100	16	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	50	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	800	
4	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	500	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S2 W16 BAS= N10 W12S10 E12$ W12 S11 UOP= S4 E12 N4 W12$ E12 S4 USP= W12 S12 E12 N12 $ S8 E23 FOP= S4 E5 N4 W5$ E5 S4E12 N29$.

LAND DESCRIPTION

TOTAL OB/XF 1,450

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-	2100.00	175.00	1.00	LT		1.00	1.00	1.15	18,500.00	21,275.00	21,275							

REVIEW DATE 12/30/2015 BY HC Total Acres: 0.40 Total Land Value: 21,275 Market: 0 Agricultural: 0 Common: 21,275 PRINTED 11/18/2025 BY SYS