

S DIV: LOTS 7 & 8 BLOCK 5 LAKE V
ADDITION #2.

HILL LYNZIA
860 SW EL PRADO
LAKE CITY, FL 32025

2026

00-00-00-14038-000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1													
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																											
Exterior Wall	32	HARDIE BRD 100		0100	01	1,739	112.7000	126.22	219,497	1951	2005	0	0	0	20.00	80.00	VALUATION BY										STANDARD																
Roof Structure	03	GABLE/HIP 100		1 SINGLE FAM 100% - 2025										Heated Area: 1692										HX Base Yr 2025																			
Roof Cover	03	COMP SHNGL 100																						BUILDING MARKET VALUE										175,598									
Interior Wall	05	DRYWALL 100												TOTAL MARKET OB/XF VALUE										4,000																			
Interior Floor	12	HARDWOOD 100												TOTAL LAND VALUE - MARKET										27,750																			
Air Condition	03	CENTRAL 100												TOTAL MARKET VALUE										207,348																			
Heating Type	04	AIR DUCTED 100												SOH/AGL Deduction										0																			
Bedrooms	3	100												ASSESSED VALUE										207,348																			
Bathrooms	2	100												TOTAL EXEMPTION VALUE										HX HB 50,722																			
Frame	01	NONE 100												BASE TAXABLE VALUE										156,626																			
Stories	1.	1. 100												TOTAL JUST VALUE										207,348																			
Architectural Units	05	CONV 100		NCON VALUE										0																													
Condition Adj	03	03 100		INCOME VALUE																																							
Kitchen Adjus	01	01 100		PREVIOUS YEAR MKT VALUE										209,543																													
Quality										05 05												SALE:1:1: LOTS 7 & 8 BLK 5 LAKE VILLAS ADD #2																					
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	400	100		400	40,390																																						
BAS	1,292	100		1,292	130,461																																						
UOP	28	20		6	606																																						
UOP	204	20		41	4,140																																						
TOTALS										1,924				1,739		175,598																											
EXTRA FEATURES										860 SW EL PRADO AVE, LAKE CITY																																	
L N	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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000																											
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400																											
3	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600																											
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400																											
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200																											
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400																											
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