S DIV: LOT 19 BLOCK 7 LAKE VILLA

854-89, DC 1382-1362,1364, LE 13

SOLOMON BRYAN
949 SW EL PRADO AVE
LAKE CITY, FL 32055

2026

00-00-00-14059-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

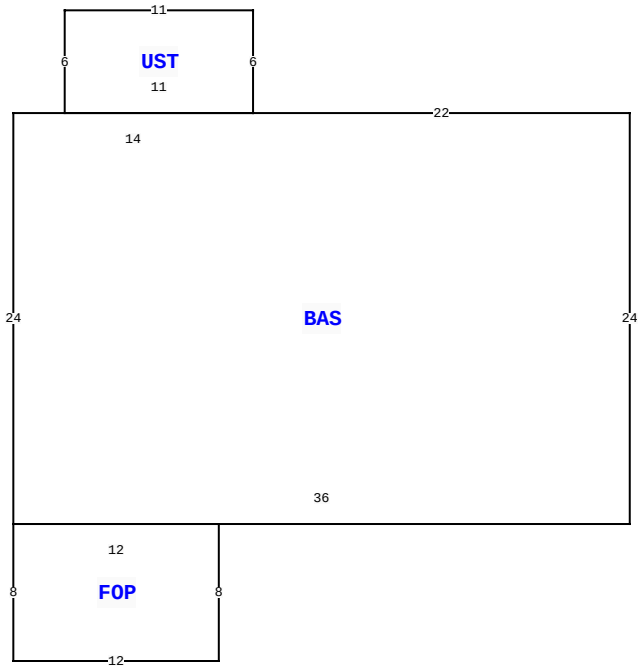
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	864	100		864	76,861
FOP	96	30		29	2,580
UST	66	45		30	2,669
TOTALS	1,026			923	82,109

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	923	122.2000	136.86	126,322	1950	1950	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2020 Heated Area: 864 HX Base Yr 2020



949 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		82,109
TOTAL MARKET OB/XF VALUE		300
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		100,909
SOH/AGL Deduction		30,658
ASSESSED VALUE		70,251
TOTAL EXEMPTION VALUE	HX HB	45,251
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		100,909
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		100,909

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1382/1363	3/04/2019	LE	U	I	14	100

GRANTOR: GAYLE J SOLOMON

GRANTEE: BRYAN SOLOMON (RMDR

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 UST= N6 W11 S6 E11$W 14 S24 FOP= S8 E12 N8 W12$ E36 N24$.

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	0296	SHED METAL	0	100	10	12	120.00	UT	5.00	5.00	50	1993	1993	3	50	300	

LAND DESCRIPTION

TOTAL OB/XF 300

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	75.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 09/28/2016 BY DF Total Acres: 0.22 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS