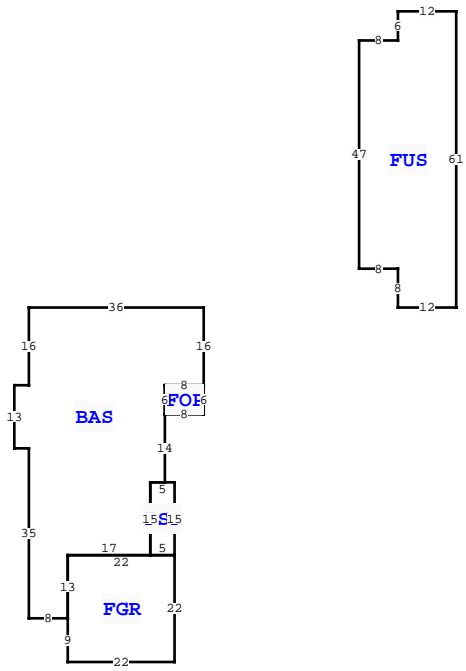




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	04	PLYWOOD	50
Interior Wall	05	DRYWALL	50
Interior Floor	13	LAM/VNLPLK	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		3	100
Frame	01	NONE	100
Stories	1.5	1.5	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
BAS	1,654	100	
FGR	484	55	
FOP	48	30	
FSP	75	40	
FUS	1,108	100	
TOTALS	3,369		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2023								
				Heated Area: 2762			HX Base Yr 2023				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE		243,729	
TOTAL MARKET OB/XF VALUE		18,036	
TOTAL LAND VALUE - MARKET		33,750	
TOTAL MARKET VALUE		295,515	
SOH/AGL Deduction		18,287	
ASSESSED VALUE		277,228	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		225,817	
TOTAL JUST VALUE		295,515	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		289,515	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1480/623	11/28/2022	WD	Q	I	01	310,000
GRANTOR: VANN MATTHEW A						
GRANTEE: MCKENZIE TAMMY L						
1234/0076	4/12/2012	QC	U	I	11	100
GRANTOR: MATTHEW A VANN & PAUL						
GRANTEE: MATTHEW A VANN & PA						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/14/2026	MLU

BUILDING NOTES	
832 SW EL PRADO AVE, LAKE CITY	

BUILDING DIMENSIONS	
BAS= W36 S16 W3 S13 E3 S35 E8FGR= S9 E22 N22 W22 S13\$ N13 E17 FSP= E5 N15 W5 S15\$ N15 E3 N14 FOP= E8 N6 W8 S6 \$ N6 E8 N16\$ PTR=E40 FUS= E12 N61 W12 S6 W8 S47 E8 S8\$ W40\$.	

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	0166	CONC, PAVMT	0	100	0	0	0	0	0.00	100	0	0	3	100	400	
2	0180	FPLC 1STRY	0	100	0	0	0	0	2,000.00	2,000.00	100	0	0	3	2,000	
3	0280	POOL R/CON	0	100	32	16	0	0	70.00	70.00	100	1986	1986	3	14,336	
4	0296	SHED METAL	0	100	8	10	0	0	5.00	5.00	50	1993	1993	3	200	
5	0081	DECKING WI	0	100	0	0	0	0	0.00	0.00	100	2011	2011	3	300	
6	0169	FENCE/WOOD	0	100	0	0	0	0	0.00	0.00	100	2011	2011	3	800	
<b>TOTAL OB/XF</b> 18,036																

LAND DESCRIPTION		TOTAL OB/XF														18,036								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0.00	0.00	1.00	LT		1.00	1.00	1.50	22,500.00	33,750.00	33,750							