S DIV: S1/2 OF LOT 14, BLOCK 2 L
BEG AT SW COR OF LOT 14, SE 120.
NW 105 FT, NE 42.50 FT TO POB &

ROGERS MEGHANNE E
788 SW EL PRADO AVE
LAKE CITY, FL 32025

2027

00-00-00-14005-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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

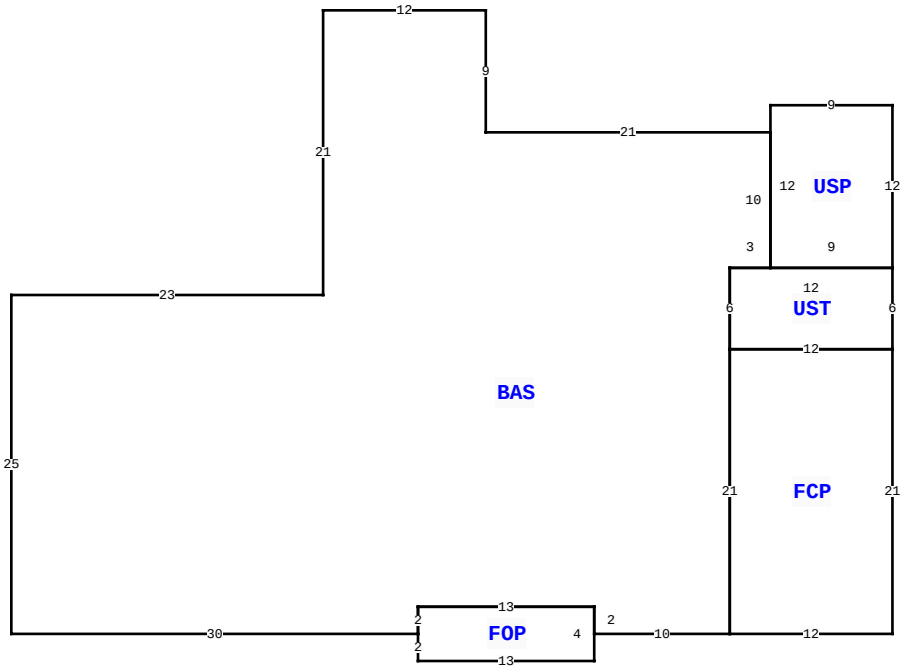
NEIGHBORHOOD/LOC 32317.140 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,797	100		1,797	158,898
FCP	252	25		63	5,571
FOP	52	30		16	1,415
USP	108	35		38	3,360
UST	72	45		32	2,829
TOTALS	2,281			1,946	172,073

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,946	114.8400	126.32	245,819	1954	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2018 Heated Area: 1797 HX Base Yr 2018



788 SW EL PRADO AVE, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 04/21/2023 JS
INC DATE | AG DATE

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	200	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0280	POOL R/CON	0	100	30	15	450.00	UT	38.00	38.00	100	2022	2021		93	15,903	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	172,073
TOTAL MARKET OB/XF VALUE	18,103
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	208,676
SOH/AGL Deduction	49,609
ASSESSED VALUE	159,067
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	107,656
TOTAL JUST VALUE	208,676
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	211,809

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2021-00260	POOL		04/20/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1340/0362	6/29/2017	WD	Q	I	01	128,600
GRANTOR: CLARENCE E III & CARO						
GRANTEE: MEGHANNE E ROGERS						
1006/1091	1/30/2004	WD	Q	I		104,000
GRANTOR: MARY F BROWN & GEORGE						
GRANTEE: CLARENCE E BROWN II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 N9 W12 S21 W23 S25 E30 FOP= S2 E13 N4 W13 S2$ N2E13 S2 E10 FCP= E12 N21 W12 S21$ N21 UST= E12 N6 W12 S6$ N6 E3 USP= E9 N12 W9 S12$ N10$.

LAND DESCRIPTION

TOTAL OB/XF 18,103

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	82.00	110.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 08/31/2021 BY HC Total Acres: 0.21 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS