

S DIV: (A PART OF LOT 11 OF BROW REPLAT OF BLOCK 2 LAKE VILLAS DE INTERS OF NW'RLY R/W LINE OF EL

BOLIN MANLY C/BOLIN WANDA G
806 SW EL PRADO AVE
LAKE CITY, FL 32025

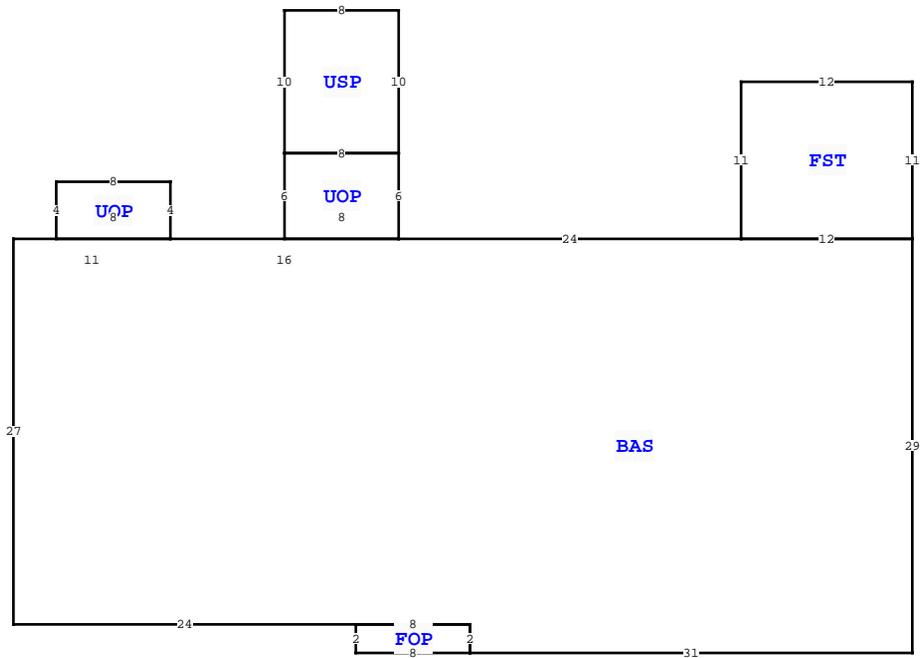
2026

00-00-00-14006-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1.5	100
Frame	01	NONE	100
Stories	1.	1.	100
Architctual	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	1,763	100	
FOP	16	30	
FST	132	55	
UOP	32	20	
UOP	48	20	
USP	80	35	
TOTALS	2,071		

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% - 2000		120.76	227,633	1952	1990		0	35.00	65.00
Heated Area: 1763 HX Base Yr 2000											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			147,961
TOTAL MARKET OB/XF VALUE			3,470
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			169,931
SOH/AGL Deduction			64,144
ASSESSED VALUE			105,787
TOTAL EXEMPTION VALUE	HX HB WX		56,411
BASE TAXABLE VALUE			49,376
TOTAL JUST VALUE			169,931
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			167,333

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0893/2088	12/17/1999	WD	Q	I		76,800
GRANTOR: RHODEN						
GRANTEE: BOLIN'S						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/21/2023	MLU

EXTRA FEATURES		806 SW EL PRADO AVE, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0166	CONC, PAVMT	0 100
2	0296	SHED METAL	0 100
3	0060	CARPORT F	0 100

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	1.00	UT	0.00	0.00	100	1993	1993	3	100	750	
2	0296	SHED METAL	0 100	8	8	64.00	UT	5.00	5.00	100	1993	1993	3	100	320	
3	0060	CARPORT F	0 100	24	20	480.00	UT	5.00	5.00	100	1993	1993	3	100	2,400	
TOTAL OB/XF 3,470																

BUILDING DIMENSIONS	
BAS= W24 UOP= N6 USP= N10 W8 S10 E8\$ W8 S6 E8\$ W16 UOP= N4 W8 S4 E8\$ W11 S27E24 FOP= S2 E8 N2 W8 \$ E8 S2 E31 N29 FST= N11 W12 S11 E12\$W12\$.	

LAND DESCRIPTION		TOTAL OB/XF	
L N	USE CODE	CLS	LAND USE DESCRIPTION
1	0100	C	SFR

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-21	20.00	80.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							