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

HILL LYNSIA
860 SW EL PRADO
LAKE CITY, FL 32025

2026

00-00-00-14038-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

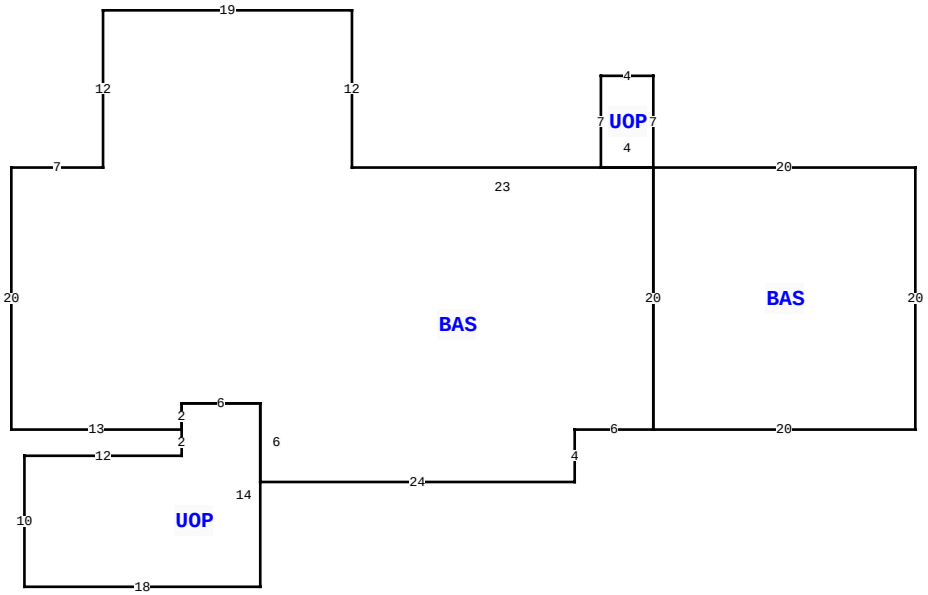
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	400	100		400	41,114
BAS	1,292	100		1,292	132,797
UOP	28	20		6	617
UOP	204	20		41	4,214
TOTALS	1,924			1,739	178,742

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,739	112.7000	128.48	223,427	1951	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2025 Heated Area: 1692 HX Base Yr 2025



860 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		178,742
TOTAL MARKET OB/XF VALUE		4,000
TOTAL LAND VALUE - MARKET		27,750
TOTAL MARKET VALUE		210,492
SOH/AGL Deduction		0
ASSESSED VALUE		210,492
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		159,081
TOTAL JUST VALUE		210,492
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		209,543

SALE:1:1: LOTS 7 & 8 BLK 5 LAKE VILLAS ADD #2

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1458/829	1/28/2022	WD	Q	I	01	174,900
GRANTOR: MADSEN FRANCES						
GRANTEE: HILL LYNSIA						
1304/0862	10/29/2015	WD	Q	I	01	125,000
GRANTOR: JANIS WATSON (A SINGL						
GRANTEE: FRANCES MADSEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 S12 W7 S20 E13 UOP= N2 E6 S14 W18N10 E12 N2$N2 E6 S6E24 N4 E6 BAS= E20 N20 W20 S20$N20 UOP= N7 W4 S7E4$ W23 N12$.

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	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	

LAND DESCRIPTION

TOTAL OB/XF 4,000

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-	2150.00	120.00	2.00	LT		1.00	1.00	0.75	18,500.00	13,875.00	27,750							

REVIEW DATE 10/24/2016 BY DF Total Acres: 0.41 Total Land Value: 27,750 Market: 0 Agricultural: 0 Common: 27,750 PRINTED 05/12/2026 BY SYS