W DIV: LOTS 4 & 8 DALE PARK
IN NE 1/4 BLOCK I.

LYDICK MICHAEL F/LYDICK KAREN H
602 NW MADISON ST
LAKE CITY, FL 32055

2026

00-00-00-12359-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

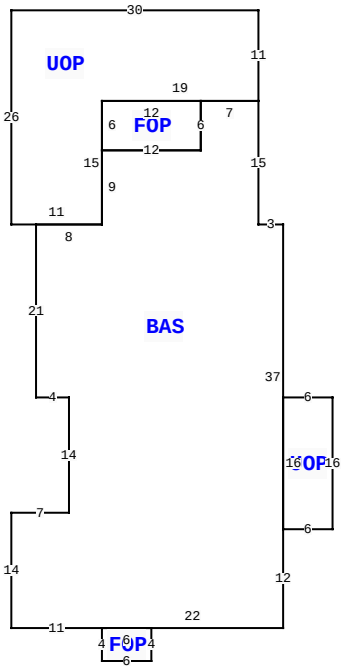
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	840317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,669	100		1,669	123,934
FOP	24	30		7	520
FOP	72	30		22	1,633
UOP	96	20		19	1,411
UOP	495	20		99	7,352
TOTALS	2,356			1,816	134,849

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,816	102.0000	114.24	207,460	1950	1995	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2013 Heated Area: 1669 HX Base Yr 2013



602 NW MADISON ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		134,849
TOTAL MARKET OB/XF VALUE		24,006
TOTAL LAND VALUE - MARKET		11,400
TOTAL MARKET VALUE		170,255
SOH/AGL Deduction		55,262
ASSESSED VALUE		114,993
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		64,271
TOTAL JUST VALUE		170,255
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		170,843

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1079	SFR	320	10/31/2016
441	MAINT/ALTR	50	10/14/2013
348	MAINT/ALTR	50	06/25/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1234/1991	5/09/2012	WD	U	I	30	95,000
GRANTOR: CHRISTOPHER LYDICK (						
GRANTEE: MICHAEL F & KAREN H						
1133/2307	10/17/2007	WD	Q	I		130,000
GRANTOR: PRIEST & CREEL						
GRANTEE: CHRISTOPHER LYDICK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W3 N15 UOP= N11 W30 S26E11 N15 E19$ W7 FOP= W12 S6 E12 N6$ S6 W12S9W8S21 E4 S14 W7 S14 E11 FOP= S4 E6 N4 W6$ E22 N12 UOP= E6 N16 W6 S16$ N37$.

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	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	800	
5	0280	POOL R/CON	0	100	14	30	420.00	UT	70.00	70.00	100	2013	2013	3	74	21,756	
6	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 24,006

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-3	0.00	0.00	5,500.00	SF		1.00	1.00	1.00	0.95	0.95	5,225							
2	0100	C	SFR	100		*RSF-3	0.00	0.00	6,500.00	SF		1.00	1.00	1.00	0.95	0.95	6,175							

REVIEW DATE 08/29/2016 BY DF Total Acres: 0.28 Total Land Value: 11,400 Market: 0 Agricultural: 0 Common: 11,400 PRINTED 09/19/2025 BY SYS