LOT 3 BLOCK 3 HICKORY PARK S/D
ORB 743-1154, PROB 1178-945,
LIFE EST 1198-589,DC 1210-536,

DANIELSON STEPHEN A
1639 SE INGLEWOOD AVE
LAKE CITY, FL 32025

2026

05-4S-17-07793-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

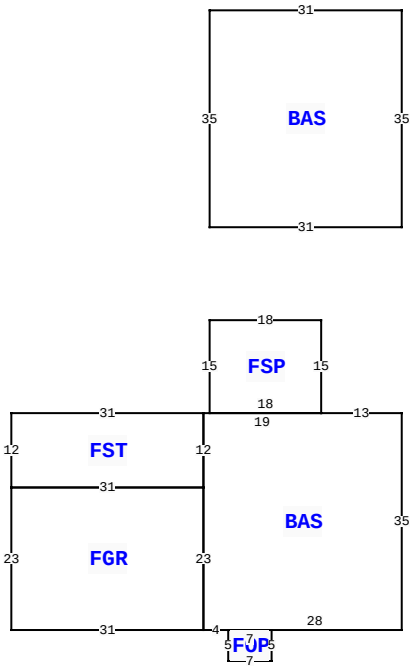
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 60
Interior Wall	05	DRYWALL 40
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	5417.0400	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,085	100		1,085	92,656
BAS	1,120	100		1,120	95,645
FGR	713	55		392	33,476
FOP	35	30		10	854
FSP	270	40		108	9,223
FST	372	55		205	17,506
TOTALS	3,595			2,920	249,360

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,920	117.3060	131.38	383,630	1961	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2014 Heated Area: 2205 HX Base Yr 2014



1639 SE INGLEWOOD AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		249,360
TOTAL MARKET OB/XF VALUE		8,907
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		293,267
SOH/AGL Deduction		124,925
ASSESSED VALUE		168,342
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		117,620
TOTAL JUST VALUE		293,267
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,267

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0443		15,000	05/14/2025
1392	ADDN SFR	100	08/31/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1252/2505	4/09/2013	WD	Q	I	01	198,000
GRANTOR: WILLIAM DALBO MCDUFFI						
GRANTEE: STEPHEN A DANIELSON						
1198/0589	7/21/2010	WD	U	I	14	100
GRANTOR: GWENDOLYN G MCDUFFIE						
GRANTEE: WILLIAM DALBO MCDUF						

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	1,250.00	1,250.00	100	0	0	3	100	1,250	
2	0166	CONC,PAVMT	0	100	0	0	2,781.00	UT	2.25	2.25	100	2009	2009	3	100	6,257	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2012	2012	3	100	1,200	
4	0262	PRCH,FOP	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FSP= N15 W18 S15 E18$ W19 FST= W31 S12 E31 N12$ S12 FGR= W31 S23 E31 N23$ S23 E4 FOP= S5 E7 N5 W7$ E28 N35$ PTR=N30 BAS= N35 W31 S35 E31$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 8,907

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	0133	C	SFR LAKE	100		*RSF-	150.00	220.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 10/03/2016 BY DF Total Acres: 0.76 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/03/2025 BY SYS