AKA LOT 10 ICHETUCKNEE RIDGE
UNREC: COMM NE COR OF SE1/4 OF
NE1/4, RUN W 30 FT TO N R/W

THE JAMES D DWYER LIVING TRUST
1596 SW DAISY RD
LAKE CITY, FL 32024

2026

26-5S-15-00483-110

BUILDING CHARACTERISTICS

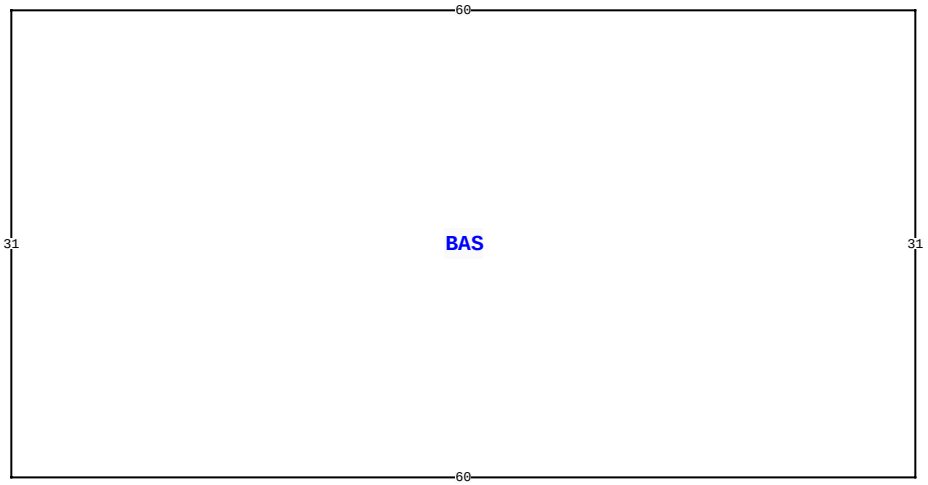
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	26515.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100		1,860	109,533
TOTALS	1,860			1,860	109,532

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,860	113.9000	107.07	199,150	2000	2000	0	0	0	45.00	55.00

1 MANUF 1 100% - 2001 Heated Area: 1860 HX Base Yr 2001



1596 SW DAISY RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		109,532
TOTAL MARKET OB/XF VALUE		8,900
TOTAL LAND VALUE - MARKET		95,095
TOTAL MARKET VALUE		213,527
SOH/AGL Deduction		111,957
ASSESSED VALUE		101,570
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		50,848
TOTAL JUST VALUE		213,527
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		213,527

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16903	M H	125	04/28/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1087/458	6/18/2006	WD	U	I	11	100
GRANTOR: DWYER JAMES D						
GRANTEE: THE JAMES D DWYER L						
1039/0356	2/12/2005	WD	Q	I	01	100
GRANTOR: HOLMGREN						
GRANTEE: DWYER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S31 E60 N31$.

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	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	600	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2013	2013	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 8,900

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	0200	C	MBL HM	100		00	0.00	0.00	10.01	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,095							

REVIEW DATE 07/25/2016 BY DF Total Acres: 10.01 Total Land Value: 95,095 Market: 0 Agricultural: 0 Common: 95,095 PRINTED 11/19/2025 BY SYS