

(AKA LOTS 3 & 4 ICHETUCKNEE  
RIDGE S/D UNREC) COMM SE COR,  
RUN W 30 FT TO W R/W DAISY RD,

MADNICK DEBORAH I  
478 SW WEATHERBY PL,  
LAKE CITY, FL 32024

2026

26-5S-15-00483-104



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																																										
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																																								
																				<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 13,000 <b>TOTAL LAND VALUE - MARKET</b> 136,136 <b>TOTAL MARKET VALUE</b> 149,136 <b>SOH/AGL Deduction</b> 11,513 <b>ASSESSED VALUE</b> 137,623 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 137,623 <b>TOTAL JUST VALUE</b> 149,136 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 125,112 SALE:1:1: 10.01 AC																																																										
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b> 16594      PUMP/UTPOL      30      02/11/2000																																																										
																				<b>SALES DATA</b> <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1325/0676</td> <td>10/21/2016</td> <td>QC</td> <td>U</td> <td>I</td> <td>11</td> <td>100</td> </tr> <tr> <td colspan="7">GRANTOR: JAMES DOUGLAS DWYER</td> </tr> <tr> <td colspan="7">GRANTEE: DEBORAH I MADNICK</td> </tr> <tr> <td>1325/0673</td> <td>10/21/2016</td> <td>TR</td> <td>U</td> <td>I</td> <td>30</td> <td>44,400</td> </tr> <tr> <td colspan="7">GRANTOR: JAMES DOUGLAS DWYER,</td> </tr> <tr> <td colspan="7">GRANTEE: DEBORAH I MADNICK</td> </tr> </tbody> </table>										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1325/0676	10/21/2016	QC	U	I	11	100	GRANTOR: JAMES DOUGLAS DWYER							GRANTEE: DEBORAH I MADNICK							1325/0673	10/21/2016	TR	U	I	30	44,400	GRANTOR: JAMES DOUGLAS DWYER,							GRANTEE: DEBORAH I MADNICK						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																																																								
1325/0676	10/21/2016	QC	U	I	11	100																																																																								
GRANTOR: JAMES DOUGLAS DWYER																																																																														
GRANTEE: DEBORAH I MADNICK																																																																														
1325/0673	10/21/2016	TR	U	I	30	44,400																																																																								
GRANTOR: JAMES DOUGLAS DWYER,																																																																														
GRANTEE: DEBORAH I MADNICK																																																																														
<b>TOTALS</b> <b>EXTRA FEATURES</b>										1828 SW DAISY RD, LAKE CITY BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/07/2026 MLU																																																										
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	0010	BARN, BLK	0	0	0	1.00	UT	13,000.00	13,000.00	100	2025	2024		100	13,000																																																															
<b>LAND DESCRIPTION</b>																	<b>TOTAL OB/XF</b> 13,000																																																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																																						
1	0700	C	MISC RES	0		A-1	0.00	0.00	20.02	AC		1.00	1.00	0.80	8,500.00	6,800.00	136,136																																																													
<b>REVIEW DATE</b> 03/16/2026 <b>BY</b> JB Total Acres: 20.02 Total Land Value: 136,136 Market: 0 Agricultural: 0 Common: 136,136 <b>PRINTED 06/09/2026 BY SYS</b>																																																																														