(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

2027

26-5S-15-00483-104

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

1828 SW DAISY RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

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	0010	BARN,BLK	0	0	0	0	1.00	UT	13,000.00	13,000.00	100	2025	2024		100	13,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	13,000
TOTAL LAND VALUE - MARKET	136,136
TOTAL MARKET VALUE	149,136
SOH/AGL Deduction	0
ASSESSED VALUE	149,136
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	149,136
TOTAL JUST VALUE	149,136
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	149,136

SALE:1:1: 10.01 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16594	PUMP/UTPOL	30	02/11/2000

SALES DATA

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						

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 13,000

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	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							

REVIEW DATE 03/16/2026 BY JB Total Acres: 20.02 Total Land Value: 136,136 Market: 0 Agricultural: 0 Common: 136,136 PRINTED 11/17/2026 BY SYS