AKA LOT 16 ICHETUCKNEE RIDGE UNR
OF SW1/4 OF NE1/4, RUN E 390.05
FOR POB, CONT S 1320 FT, E 330.0

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

2027

26-5S-15-00483-116

BUILDING CHARACTERISTICS

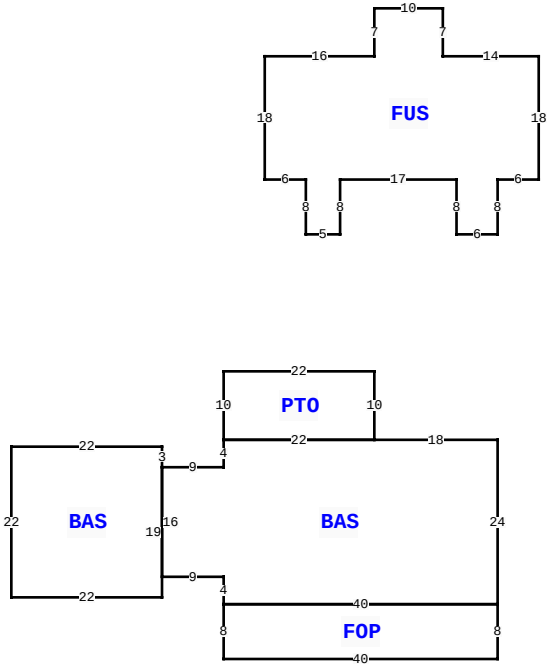
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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 02
NEIGHBORHOOD/LOC	26515.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	484	100		484	48,005
BAS	1,104	100		1,104	109,499
FOP	320	30		96	9,522
FUS	878	100		878	87,083
PTO	220	5		11	1,091
TOTALS	3,006			2,573	255,200

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,573	117.1002	128.81	331,428	2002	2002	0	0	0	23.00	77.00

1 SINGLE FAM 100% - 2020 Heated Area: 2466 HX Base Yr 2020



478 SW WEATHERBY PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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		255,200
TOTAL MARKET OB/XF VALUE		18,108
TOTAL LAND VALUE - MARKET		110,110
TOTAL MARKET VALUE		383,418
SOH/AGL Deduction		204,098
ASSESSED VALUE		179,320
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		127,909
TOTAL JUST VALUE		383,418
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		388,054

LAND:1:1: 10.01 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050228	Electrical Servic	0	06/27/2024
000042134	Roof Replacement	17,000	06/14/2021
18821	SFR	320	10/11/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W18 W22 S4 W9 S16 E9 S4 E40 N24 $
FUS=[ORIG=0,-30] N8 E6 N18 W14 N7 W10 S7 W16 S18 E6 S8 E5 N8 E17 S8 E6 $
BAS=[ORIG=-49,4] N3 W22 S22 E22 N19 $
FOP=[ORIG=-40,24] S8 E40 N8 W40 $
PTO=[ORIG=-18,0] N10 W22 S10 E22 $
.

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	0296	SHED METAL	0	100	0	0	1.00	UT	600.00	600.00	40	2001	2001	3	40	240	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2002	2002	3	100	1,200	
3	0166	CONC,PAVMT	0	100	0	0	584.00	UT	2.00	2.00	100	2002	2002	3	100	1,168	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
5	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	
6	0040	BARN,POLE	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2026	2025		100	10,000	

LAND DESCRIPTION

TOTAL OB/XF 18,108

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		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,110							

REVIEW DATE 03/16/2026 BY JB Total Acres: 10.01 Total Land Value: 110,110 Market: 0 Agricultural: 0 Common: 110,110 PRINTED 11/17/2026 BY SYS