

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

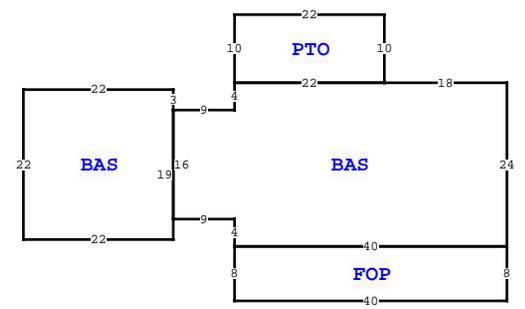
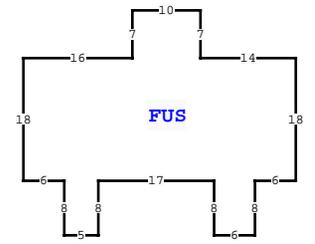
2026

26-5S-15-00483-116



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	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
BAS	484	100	
BAS	1,104	100	
FOP	320	30	
FUS	878	100	
PTO	220	5	
TOTALS	3,006		

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	133.49	343,470	2002	2002	0	0	23.00	77.00
1 SINGLE FAM 100% - 2020 Heated Area: 2466 HX Base Yr 2020											



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE	264,472			
TOTAL MARKET OB/XF VALUE	18,108			
TOTAL LAND VALUE - MARKET	110,110			
TOTAL MARKET VALUE	392,690			
SOH/AGL Deduction	218,593			
ASSESSED VALUE	174,097			
TOTAL EXEMPTION VALUE	51,411		HX HB	
BASE TAXABLE VALUE	122,686			
TOTAL JUST VALUE	392,690			
NCON VALUE	10,000			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	351,154			

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

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/06/2026	MLU

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															TOTAL OB/XF		
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	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	
																18,108	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							