AKA LOT 18 ICHETUCKNEE RIDGE UNR
OF SW1/4 OF NE1/4, RUN S 40 FT F
2633.06 FT, E 602.37 FT, N 1319.

GASKINS JOSHUA E/GASKINS TASHA M
588 SW WEATHERBRY PL
LAKE CITY, FL 32024

2026

26-5S-15-00483-118

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

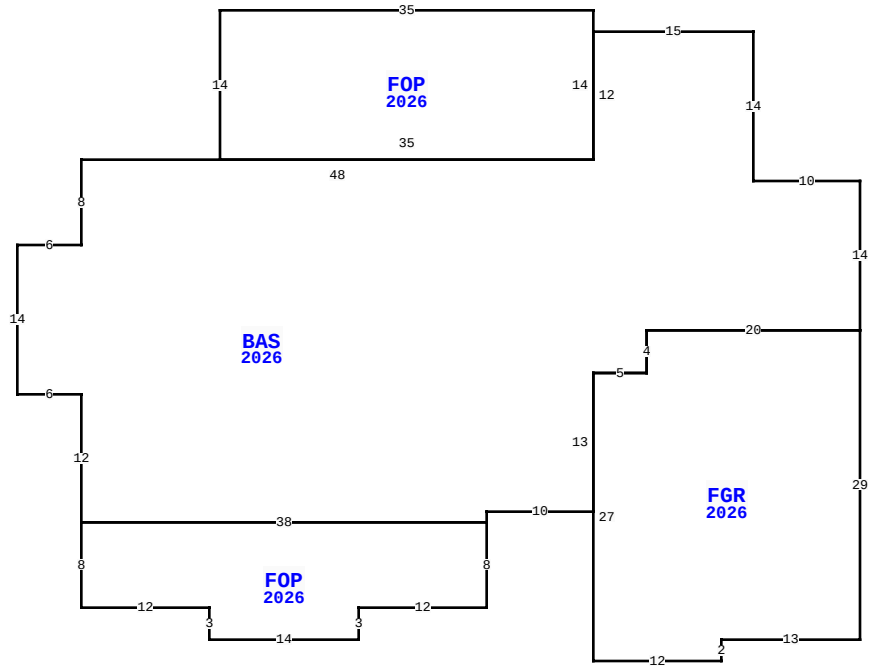
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	5000	IMPROVED AG
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	2,286	100	2026	2,286	282,275
FGR	729	55	2026	401	49,515
FOP	346	30	2026	104	12,842
FOP	490	30	2026	147	18,152
TOTALS	3,851			2,938	362,784

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,938	110.2500	123.48	362,784	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2026 Heated Area: 2286 HX Base Yr 2026



588 SW WEATHERBY PL, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		362,784
TOTAL MARKET OB/XF VALUE		24,950
TOTAL LAND VALUE - MARKET		129,752
TOTAL MARKET VALUE		401,579
SOH/AGL Deduction		17,874
ASSESSED VALUE		383,705
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		332,294
TOTAL JUST VALUE		517,486
NCON VALUE		363,984
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		128,855

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050172	New Residential C	395,000	06/21/2024
000050055	Right-of-Way Acce		06/05/2024
000048102	Electrical Servic	0	09/13/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1383/2585	4/30/2019	WD	Q	V	01	64,000
GRANTOR: SUE E ADAIR						
GRANTEE: JOSHUA E & TASHA M						
0826/2269	8/12/1996	WD	Q	V		40,000
GRANTOR: WOODLAND SILVACULTURE						
GRANTEE: KATHRYN HAND & SUE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=80,20] W15 S12 W48 S8 W6 S14 E6 S12 E38 N1 E10 N13 E5 N4 E20 N14 W10 N14 $
FGR=[YR=2026;ORIG=90,48] W20 S4 W5 S27 E12 N2 E13 N29 $
FOP=[YR=2026;ORIG=30,18] E35 S14 W35 N14 $
FOP=[YR=2026;ORIG=55,66] W38 S8 E12 S3 E14 N3 E12 N8 $
.

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	50	50	2,500.00	UT	6.50	6.50	100	2025	2024		100	16,250	
2	0166	CONC,PAVMT	0	100	0	0	2,500.00	UT	3.00	3.00	100	2025	2024		100	7,500	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2026	2025		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 24,950

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	5600	A	TIMBER 3	0		00	0.00	0.00	19.02	AC		1.00	1.00	1.00	281.00	281.00	5,345							
2	9910	M	MKT.VAL.AG	0		00	0.00	0.00	19.02	AC		1.00	1.00	0.75	8,500.00	6,375.00	121,252							
3	0100	C	SFR	100					1.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	8,500							

REVIEW DATE 03/16/2026 BY JB Total Acres: 20.02 Total Land Value: 13,845 Market: 121,252 Agricultural: 5,345 Common: 8,500 PRINTED 06/08/2026 BY SYS