W1/2 OF S1/2 OF S1/2 OF NE1/4 OF
676-655, 725-523, 755-2119,2122,

HERNDON VICTOR C/HERNDON AMANDA E
269 SW MELODY GLN
LAKE CITY, FL 32024

2026

01-4S-15-00320-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

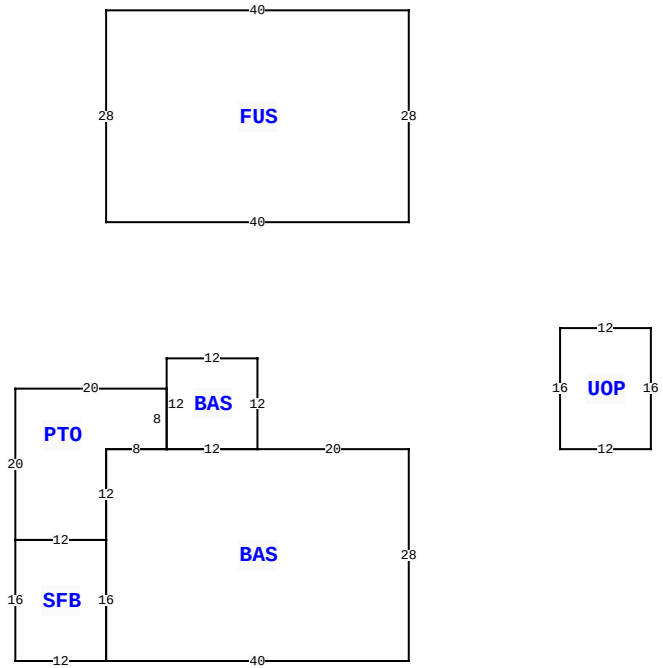
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	144	100		144	12,609
BAS	1,120	100		1,120	98,071
FUS	1,120	100		1,120	98,071
PTO	304	5		15	1,313
SFB	192	80		154	13,485
UOP	192	20		38	3,327
TOTALS	3,072			2,591	226,876

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,591	111.6864	125.09	324,108	2001	2001	0	0	0	30.00	70.00

2 SINGLE FAM 100% - 2019 Heated Area: 2576 HX Base Yr 2019



267 SW MELODY GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		226,876
TOTAL MARKET OB/XF VALUE		2,200
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		284,076
SOH/AGL Deduction		84,200
ASSESSED VALUE		199,876
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		144,154
TOTAL JUST VALUE		284,076
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,127

XFOB:2:1: NEWMOON MH (GAVE EXTRA DEP-PD $800)
BLDG:1:1: WINSTON MH 2 MH PUT TOGETHER
XFOB:1:1: WINSTON MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054184	Electrical Servic		10/02/2025
13776	SFR	365	03/19/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1373/1601	11/30/2018	WD	U	I	16	27,300
GRANTOR: JOSHUA BISQUE						
GRANTEE: VICTOR C HERNDON &						
1373/1600	11/30/2018	WD	U	I	16	27,300
GRANTOR: JOSEPH BISQUE						
GRANTEE: VICTOR C HERNDON &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W20 W12 W8 S12 S16 E40 N28 $
FUS=[ORIG=0,-30] N28 W40 S28 E40 $
PTO=[ORIG=-32,0] N8 W20 S20 E12 N12 E8 $
SFB=[ORIG=-40,12] W12 S16 E12 N16 $
UOP=[ORIG=20,0] E12 N16 W12 S16 $
BAS=[ORIG=-20,0] N12 W12 S12 E12 $
.

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	0294	SHED WOOD/	0	100	8	12	1.00	UT	0.00	0.00	100	1994	1994	3	100	500	
2	0040	BARN,POLE	0	100	24	48	1.00	UT	0.00	0.00	100	1994	1994	3	100	1,000	
3	0255	MBL HOME S	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	500	
4	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 2,200

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	5.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,000							

REVIEW DATE 10/07/2025 BY tommy Total Acres: 5.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/19/2025 BY SYS