

LOT 2 SADDLE RIDGE S/D.
ORB 602-665, 628-457, 628-458, D

DUNN LARRY E/DUNN VICKI L
120 SW MELON CT
LAKE CITY, FL 32024

2026

21-4S-16-03084-002



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 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	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	07	07
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	21416.020 1.00/	

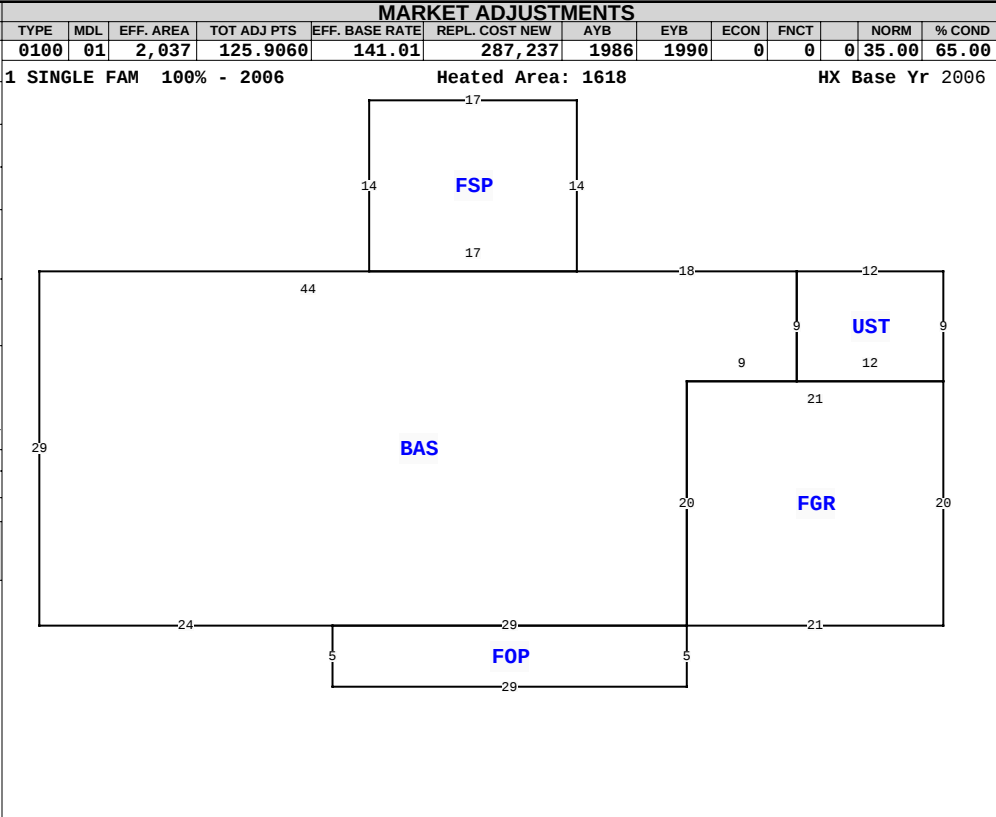
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,618	100		1,618	148,300
FGR	420	55		231	21,172
FOP	145	30		44	4,033
FSP	238	40		95	8,707
UST	108	45		49	4,491

TOTALS	2,529			2,037	186,704
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0	100	0	0		1.00 UT 0.00	0.00
2	0190	FPLC PF	0	100	0	0		1.00 UT 1,200.00	1,200.00
3	0210	GARAGE U	0	100	0	0		1.00 UT 0.00	0.00
4	0166	CONC, PAVMT	0	100	0	0		1.00 UT 0.00	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		00	0.00	0.00	1.00

REVIEW DATE	04/08/2025	BY	KS
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120 SW MELON CT, LAKE CITY	BLD DATE	LGL DATE	04/03/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0166	CONC, PAVMT	0	100	0	0		1.00 UT 0.00	0.00	100	0	0	3	100	100	
2	0190	FPLC PF	0	100	0	0		1.00 UT 1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0210	GARAGE U	0	100	0	0		1.00 UT 0.00	0.00	100	0	0	3	100	3,500	
4	0166	CONC, PAVMT	0	100	0	0		1.00 UT 0.00	0.00	100	2014	2014	3	100	100	

TOTAL OB/XF										4,900									
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
1	0100	C	SFR	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000		

Total Acres: 0.57	Total Land Value: 35,000	Market: 0	Agricultural: 0	Common: 35,000
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COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		186,704		
TOTAL MARKET OB/XF VALUE		4,900		
TOTAL LAND VALUE - MARKET		35,000		
TOTAL MARKET VALUE		226,604		
SOH/AGL Deduction		77,384		
ASSESSED VALUE		149,220		
TOTAL EXEMPTION VALUE		HX HB 50,722		
BASE TAXABLE VALUE		98,498		
TOTAL JUST VALUE		226,604		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		229,476		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050484	Remodel	5,421	08/01/2024

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1039/0757	2/25/2005	WD	Q	I		139,000	
GRANTOR: ANDERSON							
GRANTEE: DUNN							
0840/1582	6/06/1997	WD	Q	I		85,000	
GRANTOR: WESTBROOK							
GRANTEE: ANDERSON							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W18 FSP= N14 W17 S14 E17\$ W44 S29 E24 FOP= S5 E29 N5 W29\$E29 FGR= E21 N20 W21 S20\$ N20 E9 UST= E12 N9 W12 S9\$ N9\$.									