

LOT 3 SADDLE RIDGE S/D.
660-527, DC 808-812, 822-13, WD

MAYO HENRY
152 SW MELON CT
LAKE CITY, FL 32024

2026

21-4S-16-03084-003

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPK 80
Interior Floo	15	HARDTILE 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

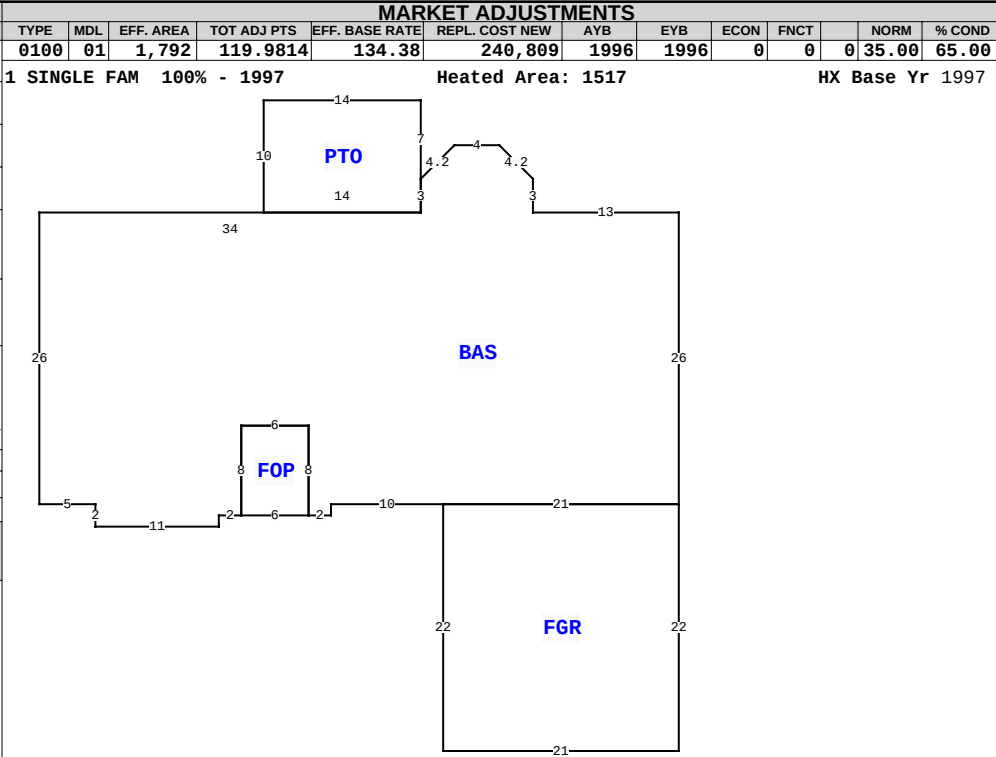
Quality	06	06
DOR CODE	0100 SINGLE FAMILY	
MAP NUM	MKT AREA	06
NEIGHBORHOOD/LOC	21416.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,517	100		1,517	132,505
FGR	462	55		254	22,186
FOP	48	30		14	1,223
PTO	140	5		7	612

TOTALS	2,167			1,792	156,526
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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	20	20	400.00	UT	1.50	1.50
2	0294	SHED WOOD/	0 100	15	20	300.00	UT	7.50	7.50
3	0169	FENCE/WOOD	0 100	0	0	1.00	UT	1,000.00	1,000.00

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



152 SW MELON CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025
INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		156,526	
TOTAL MARKET OB/XF VALUE		2,788	
TOTAL LAND VALUE - MARKET		43,750	
TOTAL MARKET VALUE		203,064	
SOH/AGL Deduction		78,717	
ASSESSED VALUE		124,347	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		73,625	
TOTAL JUST VALUE		203,064	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		203,064	

SALE:1:1: LOT 3 SADDLE RIDGE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
32500	MAINT/ALTR	40	12/01/2014
11141	SFR	245	05/13/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1532/2482	2/06/2025	WD	Q	I	01	266,500
GRANTOR: WATTS DENA G						
GRANTEE: MAYO HENRY						
0822/0013	5/07/1996	WD	Q	V		11,000
GRANTOR: CASSIA WESTBROOK						
GRANTEE: DENA WATTS						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W13 N3 U3 L3 W4 L3 D3 PTO= N7 W14 S10 E14 N3\$ S3 W34 S26 E5 S2 E11 N1 E2 FOP= E6 N8 W6 S8\$ N8 E6 S8 E2 N1 E10 FGR= S22 E21 N22 W21\$ E21N26\$.									