LOT 4 SADDLE RIDGE S/D.

698-692, 797-1757, 942-1590, WD

WHEAT JULIE A
180 SW MELON CT
LAKE CITY, FL 32024

2026

21-4S-16-03084-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

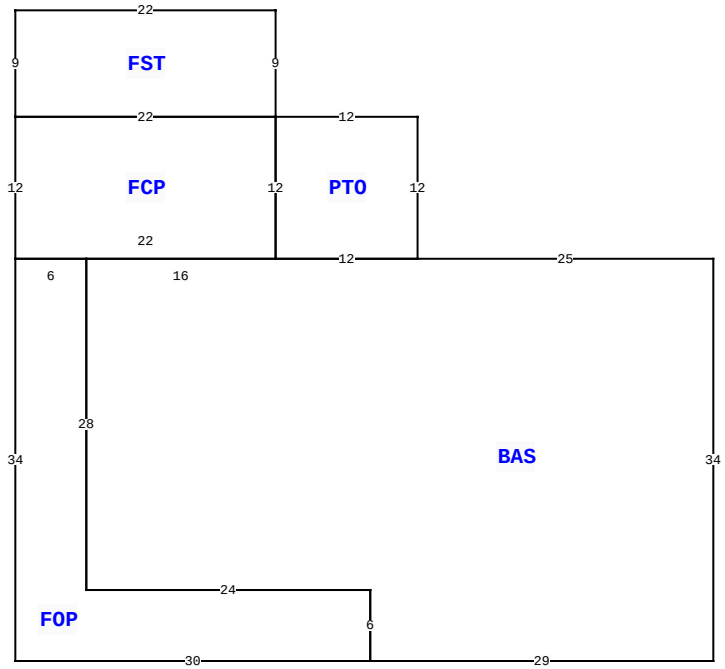
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,658	100		1,658	146,438
FCP	264	25		66	5,829
FOP	348	30		104	9,186
FST	198	55		109	9,627
PTO	144	5		7	618
TOTALS	2,612			1,944	171,698

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,944	121.3179	135.88	264,151	1995	1995	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2019 Heated Area: 1658 HX Base Yr 2019



180 SW MELON CT, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		171,698
TOTAL MARKET OB/XF VALUE		5,826
TOTAL LAND VALUE - MARKET		43,750
TOTAL MARKET VALUE		221,274
SOH/AGL Deduction		72,876
ASSESSED VALUE		148,398
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		97,676
TOTAL JUST VALUE		221,274
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		221,274

SALE:2:1: LOT 4 SADDLE RIDGE

SALE:1:1: LOT 4 SADDLE RIDGE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048082	Roof Replacement	13,000	09/12/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1349/0657	12/05/2017	WD	Q	I	01	152,500
GRANTOR: LILLIAN SWEAT & TIM J						
GRANTEE: JULIE A WHEAT						
0942/1590	12/20/2001	WD	Q	I		99,000
GRANTOR: DUANE & ESTHER HOWELL						
GRANTEE: LILLIAN SWEAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 PTO= N12 W12 S12 E12$ W12 FCP= N12 FST= N9 W22 S9 E22$ W22 S12 E22$ W16 FOP= W6 S34 E30 N6 W24 N28$ S28 E24 S6 E29 N34$.

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	0166	CONC,PAVMT	0	100	0	0	1,984.00	UT	1.50	1.50	100	1995	1995	3	100	2,976	
2	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	1,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	400	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	250	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2007	2007	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 5,826

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.25	35,000.00	43,750.00	43,750							

REVIEW DATE 04/08/2025 BY KS Total Acres: 0.92 Total Land Value: 43,750 Market: 0 Agricultural: 0 Common: 43,750 PRINTED 10/03/2025 BY SYS