

LOT 10 SADDLE RIDGE S/D.
652-584, 765-32, 852-318, DC 917

HODGES RICHARD A
260 SW MELON CT
LAKE CITY, FL 32024

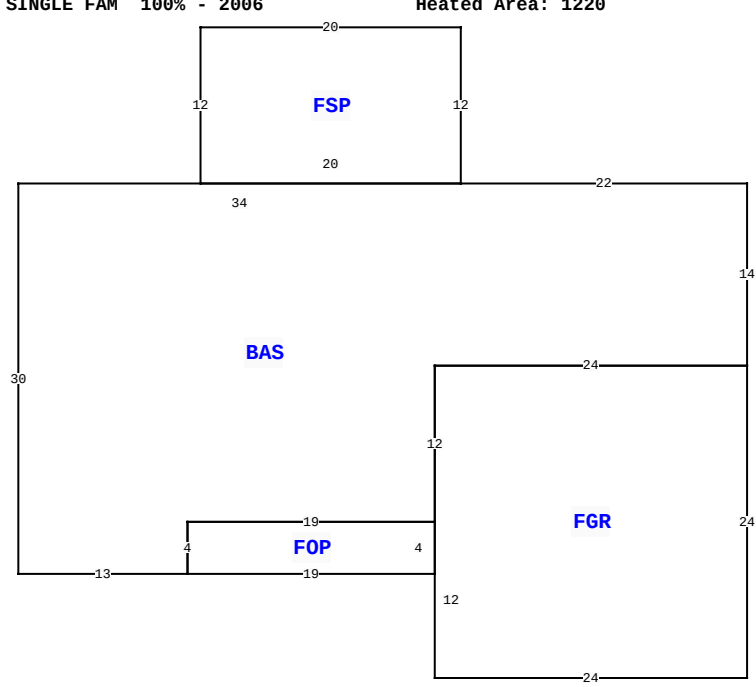
2026

21-4S-16-03084-010

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	1,220	100		1,220	118,435
FGR	576	55		317	30,774
FOP	76	30		23	2,233
FSP	240	40		96	9,320
TOTALS	2,112			1,656	160,761

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,656	133.3500	149.35	247,324	1988	1988	0	0	0	35.00	65.00
1 SINGLE FAM 100% - 2006 Heated Area: 1220 HX Base Yr 2006												
												
260 SW MELON CT, LAKE CITY												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
04/03/2025 MLU												

TOTALS		2, 112			1, 656	160, 761
EXTRA FEATURES						
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W
1	0166	CONC, PAVMT	0	100	0	0
2	0296	SHED METAL	0	100	0	0
3	0169	FENCE/WOOD	0	100	0	0
4	0040	BARN, POLE	0	100	0	0
5	0040	BARN, POLE	0	100	0	0

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	0100	C	SFR	100	
REVIEW DATE		04/08/2025		BY	KS

TOTAL OB/XF												
4,640												
REVIEW DATE 04/08/2025 BY KS												
Total Acres: 0.58 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000												

COLUMBIA COUNTY PROPERTY												
PAGE 1 of 1 3												
VALUATION SUMMARY												
VALUATION BY STANDARD												
Tax Group: 3 Tax Dist:												
BUILDING MARKET VALUE 160,761												
TOTAL MARKET OB/XF VALUE 4,640												
TOTAL LAND VALUE - MARKET 35,000												
TOTAL MARKET VALUE 200,401												
SOH/AGL Deduction 71,939												
ASSESSED VALUE 128,462												
TOTAL EXEMPTION VALUE HX HB VX SX WR 110,722												
BASE TAXABLE VALUE 17,740												
TOTAL JUST VALUE 200,401												
NCON VALUE 0												
INCOME VALUE												
PREVIOUS YEAR MKT VALUE 200,401												

PERMIT NUM	DESCRIPTION	AMT	ISSUED
001302	SFR	30,000	06/02/1988

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1402/0151	12/27/2019	LE	U	I	14	100			
GRANTOR: RICHARD A HODGES (LIF									
GRANTEE: RICHARD LYNN HODGES									
1391/2038	8/21/2019	LE	U	I	14	100			
GRANTOR: RICHARD A HODGES (LIF									
GRANTEE: RICHARD LYNN HODGES									

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= W22 FSP= N12 W20 S12 E20\$ W34 S30 E13 FOP= E19 N4 W19 S4\$ N4 E19 FGR= S12 E24 N24 W24 S12\$ N12 E24 N14\$.												