

LOT 14 SADDLE RIDGE S/D.
659-183, 833-1439, 837-1699, WD

4B LAND & PROPERTIES LLC
2134 NW LOWER SPRING RD
LAKE CITY, FL 32055

2026

21-4S-16-03084-014

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/VNLPLK 90
Interior Floo	15	HARDTILE 10
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	0101	SFRES/SFRES
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	24	100		24	2,007
BAS	265	100		265	22,164
BAS	290	100		290	24,254
BAS	1,540	100		1,540	128,799
FGR	462	55		254	21,243
FOP	42	30		13	1,087
PTO	108	5		5	418
TOTALS	2,731			2,391	199,972

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0100 01 2,391 114.8868 128.67 307,650 1997 1997 0 0 0 35.00 65.00

1 SINGLE FAM 0% - 2025 Heated Area: 2119 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		289,188	
TOTAL MARKET OB/XF VALUE		12,389	
TOTAL LAND VALUE - MARKET		43,750	
TOTAL MARKET VALUE		345,327	
SOH/AGL Deduction		0	
ASSESSED VALUE		345,327	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		345,327	
TOTAL JUST VALUE		345,327	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		346,640	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24975	ADDN SFR	278	09/14/2006
13883	POOL	90	04/13/1998
13775	ADDN SFR	110	03/18/1998
12049	SFR	255	01/16/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1511/1495	4/01/2024	WD	Q	I	01	375,000
GRANTOR: MORSE DENNIS L						
GRANTEE: 4B LAND & PROPERTIE						
0837/1699	4/02/1997	WD	Q	I		89,500
GRANTOR: PERRY						
GRANTEE: MORSE						

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0296	SHED METAL	0	0	10	12	1.00	UT	0.00	0.00	100	1997	1997	3
2	0166	CONC, PAVMT	0	0	0	0	1,367.00	UT	1.50	1.50	100	1997	1997	3
3	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3
4	0280	POOL R/CON	0	0	10	22	220.00	UT	70.00	70.00	100	1998	1998	3
5	0264	PRCH, FSP	0	0	20	31	620.00	UT	4.00	4.00	100	1998	1998	3
6	0169	FENCE/WOOD	0	0	0	0	232.00	UT	3.00	3.00	50	1998	1998	3

LAND DESCRIPTION														
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
1	0100	C	SFR	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.25
TOTAL OB/XF 12,389														
UNIT PRICE 35,000.00 ADJ UNIT PRICE 43,750.00 LAND VALUE 43,750														
OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV														

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