LOT 15 SADDLE RIDGE S/D.
659-183, WD 1339-2690, WD 1493-1

BOYETTE CHELSEA B
181 SW MELON CT
LAKE CITY, FL 32024

2026

21-4S-16-03084-015

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

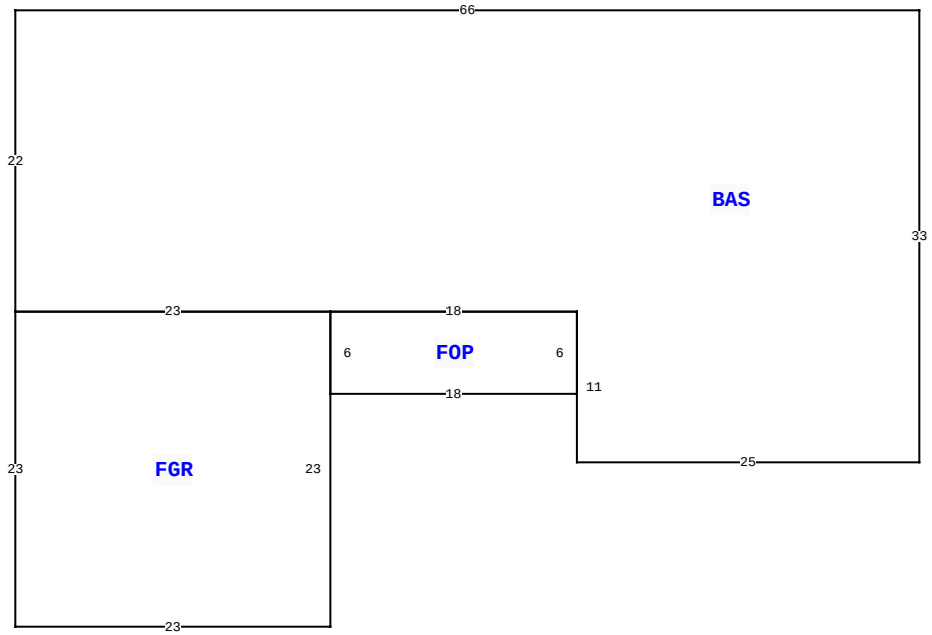
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	1,727	100		1,727	140,004
FGR	529	55		291	23,591
FOP	108	30		32	2,594
TOTALS	2,364			2,050	166,189

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,050	111.3560	124.72	255,676	1988	1988	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2024 Heated Area: 1727 HX Base Yr 2024



181 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		166,189
TOTAL MARKET OB/XF VALUE		3,300
TOTAL LAND VALUE - MARKET		43,750
TOTAL MARKET VALUE		213,239
SOH/AGL Deduction		48,907
ASSESSED VALUE		164,332
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		113,610
TOTAL JUST VALUE		213,239
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		213,239

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047823	Roof Replacement	9,800	08/04/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1493/181	6/16/2023	WD	Q	I	01	215,000
GRANTOR: CROWLEY MICHAEL ALAN						
GRANTEE: BOYETTE CHELSEA B						
1339/2690	6/29/2017	WD	Q	I	01	159,000
GRANTOR: CHRISTINE M DAVIS FKA						
GRANTEE: MICHAEL ALAN CROWLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S22 FGR= S23 E23 N23 W23$ E23 FOP= S6 E18 N6 W18$ E18 S11 E25 N33$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1988	1988	3	100	1,000	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	1988	1988	3	100	200	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 3,300

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