

LOT 16 SADDLE RIDGE S/D.
ORB 659-183, 744-704, DC VALLIE

KLUESS SCOTT A/KLUESS MARGARET A
151 SW MELON CT
LAKE CITY, FL 32024

2026

21-4S-16-03084-016

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 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		2.5 100
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	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	1,976	100		1,976	164,559
FGR	462	55		254	21,153
FOP	90	30		27	2,249
FSP	192	40		77	6,413
TOTALS	2,720			2,334	194,373

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00
2	0166	CONC,PAVMT	0	0	45	16	720.00	UT	1.40
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00
4	0296	SHED METAL	0	0	10	12	120.00	UT	5.00
5	0296	SHED METAL	0	0	10	20	200.00	UT	5.00
6	0120	CLFENCE 4	0	0	0	0	260.00	UT	7.50
7	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		00	0.00	0.00	1.00

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,334	112.6620	126.18	294,504	1991	1991	0	0	0 34.00	66.00

1 SINGLE FAM 0% - 0

Heated Area: 1976

HX Base Yr

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/03/2025 MLU

TOTAL OB/XF														
7,008														

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		194,373	
TOTAL MARKET OB/XF VALUE		7,008	
TOTAL LAND VALUE - MARKET		43,750	
TOTAL MARKET VALUE		245,131	
SOH/AGL Deduction		0	
ASSESSED VALUE		245,131	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		245,131	
TOTAL JUST VALUE		245,131	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		248,076	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26579	MAINT/ALTR	45	01/04/2008

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
1146/2645	3/28/2008	WD	Q	I	
					SALE PRICE
					169,000
GRANTOR: MAY V DAVIS					
GRANTEE: SCOTT A & MARGARET					
1046/2216	5/24/2005	PR	Q	V	06
GRANTOR: DONALD A DAVIS AS PR					
GRANTEE: DONALD A & MAY V DA					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W23 S12 W25 S26 E36 S6 FOP= S15 E6 N15 W6\$ E6 FGR= S15 E22 N21 W22 S6\$ N6 E22 N26 FSP= N12 W16 S12 E16\$W16 N12\$.									