LOT 30 BLOCK C WISE ESTATE S/D.
WD 1038-2079, WD 1274-1055, WD 1

TAYLOR SAMANTHA
121 SW MELBA GLN
LAKE CITY, FL 32024

2026

24-4S-16-03113-160

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

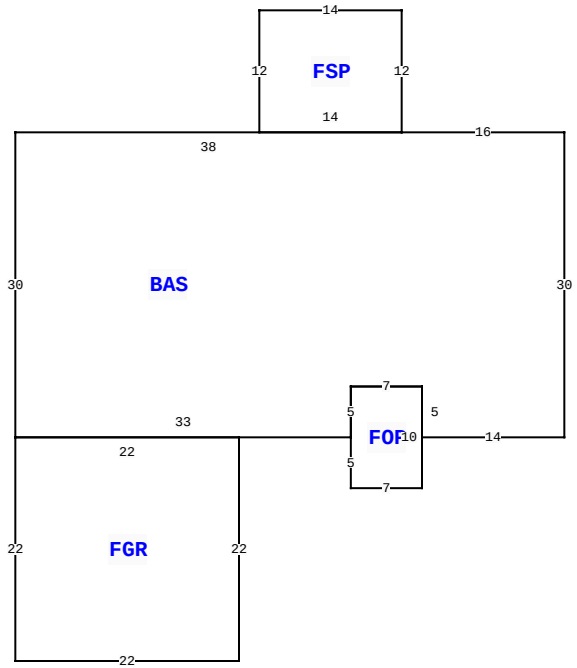
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	24416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,585	100		1,585	154,769
FGR	484	55		266	25,974
FOP	70	30		21	2,050
FSP	168	40		67	6,542
TOTALS	2,307			1,939	189,336

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,939	111.0650	124.39	241,192	2005	2005	0	0	0	21.50	78.50

1 SINGLE FAM 100% - 2019 Heated Area: 1585 HX Base Yr 2019



121 SW MELBA GLN, 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: 2	Tax Dist:	
BUILDING MARKET VALUE		189,336
TOTAL MARKET OB/XF VALUE		4,804
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		229,140
SOH/AGL Deduction		72,842
ASSESSED VALUE		156,298
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		105,576
TOTAL JUST VALUE		229,140
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		231,720

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22397	SFR	503	10/15/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1482/923	11/30/2022	QC	U	I	11	100
GRANTOR: TAYLOR SAMANTHA						
GRANTEE: TAYLOR SAMANTHA						
1365/2709	8/03/2018	WD	Q	I	01	170,000
GRANTOR: SUSAN M WILLIAMSON						
GRANTEE: SAMANTHA TAYLOR & E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FSP= N12 W14 S12 E14$ W38 S30 FGR= S22 E22 N22 W22$ E33 FOP= S5 E7 N10 W7 S5$ N5 E7 S5 E14 N30$.

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	1,302.00	UT	2.00	2.00	100	2005	2005	3	100	2,604	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,200	

LAND DESCRIPTION

TOTAL OB/XF 4,804

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 02/17/2025 BY JB Total Acres: 0.58 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2025 BY SYS