LOT 2 SADDLE RIDGE S/D.

ORB 602-665, 628-457, 628-458, D

DUNN LARRY E/DUNN VICKI L
120 SW MELON CT
LAKE CITY, FL 32024

2027

21-4S-16-03084-002

BUILDING CHARACTERISTICS

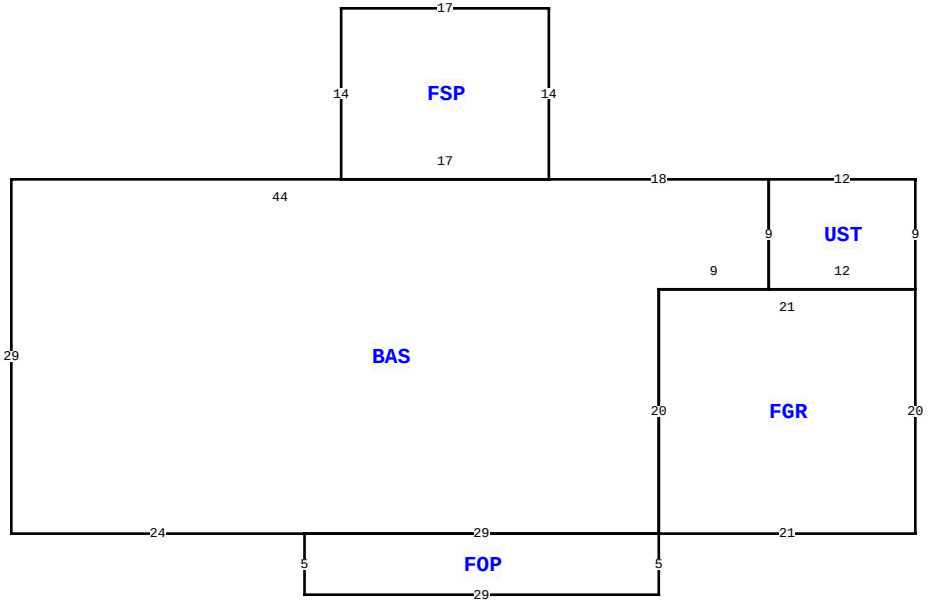
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	07	07
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	1,618	100		1,618	145,660
FGR	420	55		231	20,796
FOP	145	30		44	3,961
FSP	238	40		95	8,553
UST	108	45		49	4,412
TOTALS	2,529			2,037	183,381

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,037	125.9060	138.50	282,124	1986	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2006 Heated Area: 1618 HX Base Yr 2006



120 SW MELON CT, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	3,500	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		183,381
TOTAL MARKET OB/XF VALUE		4,900
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		223,281
SOH/AGL Deduction		70,031
ASSESSED VALUE		153,250
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		101,839
TOTAL JUST VALUE		223,281
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		226,604

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055126	Roof Replacement	4,500	02/27/2026
000050484	Remodel	5,421	08/01/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1039/0757	2/25/2005	WD	Q	I		139,000
GRANTOR: ANDERSON						
GRANTEE: DUNN						
0840/1582	6/06/1997	WD	Q	I		85,000
GRANTOR: WESTBROOK						
GRANTEE: ANDERSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 FSP= N14 W17 S14 E17$ W44 S29 E24 FOP= S5 E29 N5 W29$E29 FGR= E21 N20 W21 S20$ N20 E9 UST= E12 N9 W12 S9$ N9$.

LAND DESCRIPTION

TOTAL OB/XF 4,900

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	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 04/08/2025 BY KS Total Acres: 0.57 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS