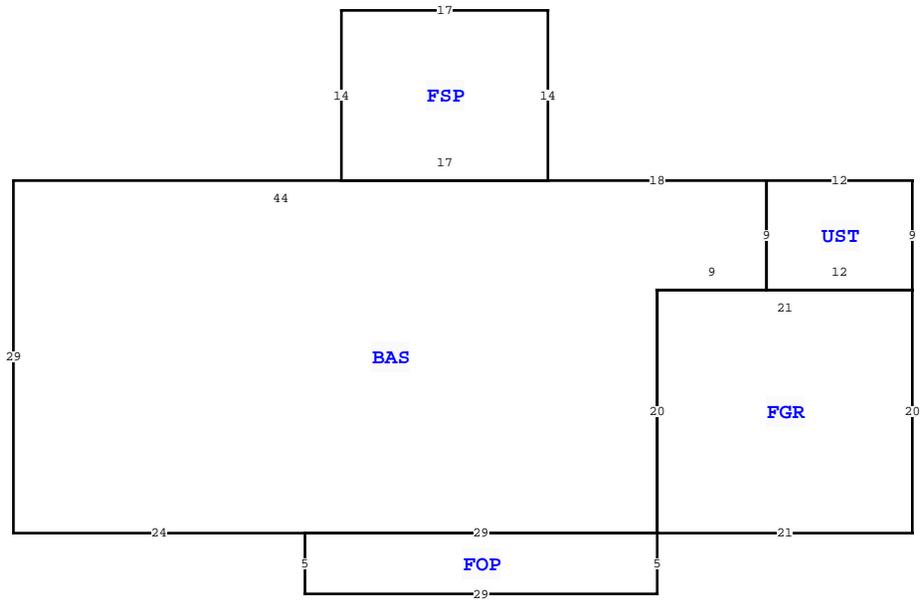


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.1	1. 100
Architectual Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

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	141.01	287,237	1986	1990	0	0	35.00	65.00		
1 SINGLE FAM 100% - 2006 Heated Area: 1618 HX Base Yr 2006													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,618	100		1,618	148,300
FGR	420	55		231	21,172
FOP	145	30		44	4,033
FSP	238	40		95	8,707
UST	108	45		49	4,491
<b>TOTALS</b>	<b>2,529</b>			<b>2,037</b>	<b>186,704</b>

120 SW MELON CT, LAKE CITY

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

L N	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	

TOTAL OB/XF 4,900

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	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							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		186,704	
TOTAL MARKET OB/XF VALUE		4,900	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		226,604	
SOH/AGL Deduction		77,818	
ASSESSED VALUE		148,786	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		97,375	
TOTAL JUST VALUE		226,604	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		229,476	

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 / I	V / I	RSN CD	SALE PRICE
1039/0757	2/25/2005	WD Q	Q	I		139,000
GRANTOR: ANDERSON						
GRANTEE: DUNN						
0840/1582	6/06/1997	WD Q	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\$.	