LOT 3 SADDLE RIDGE S/D.

660-527, DC 808-812, 822-13, WD

MAYO HENRY JR
152 SW MELON CT
LAKE CITY, FL 32024

2027

21-4S-16-03084-003

BUILDING CHARACTERISTICS

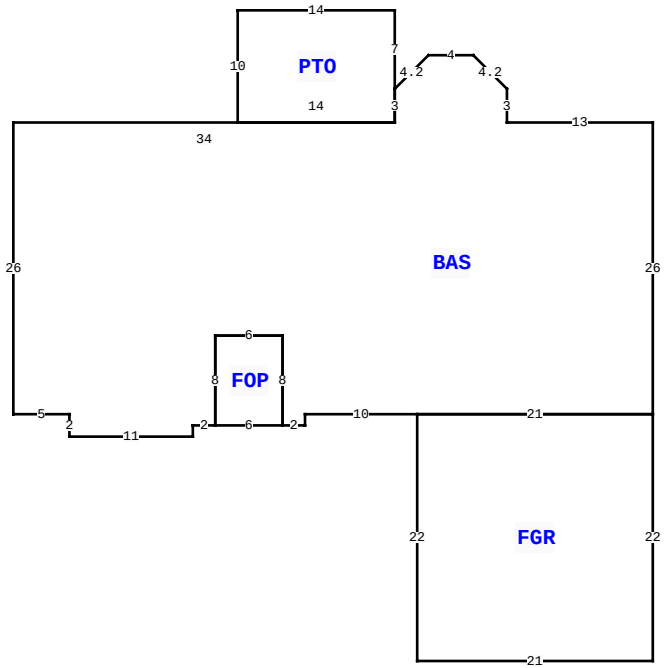
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	06	06
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	1,517	100		1,517	130,139
FGR	462	55		254	21,790
FOP	48	30		14	1,201
PTO	140	5		7	601
TOTALS	2,167			1,792	153,730

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,792	119.9814	131.98	236,508	1996	1996	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 1517 HX Base Yr



152 SW MELON CT, LAKE CITY

BLD DATE		LGL DATE	04/03/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	153,730
TOTAL MARKET OB/XF VALUE	2,788
TOTAL LAND VALUE - MARKET	43,750
TOTAL MARKET VALUE	200,268
SOH/AGL Deduction	0
ASSESSED VALUE	200,268
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	200,268
TOTAL JUST VALUE	200,268
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	203,064

SALE:1:1: LOT 3 SADDLE RIDGE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32500	MAINT/ALTR	40	12/01/2014
11141	SFR	245	05/13/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1561/1371	2/18/2026	QC	U	I	11	100
GRANTOR: MAYO HENRY JR						
GRANTEE: MAYO HENRY JR						
1532/2482	2/06/2025	WD	Q	I	01	266,500
GRANTOR: WATTS DENA G						
GRANTEE: MAYO HENRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 N3 U3 L3 W4 L3 D3 PTO= N7 W14 S10 E14 N3$ S3 W34 S26 E5 S2 E11 N1 E2 FOP= E6 N8 W6 S8$ N8 E6 S8 E2 N1 E10 FGR= S22 E21 N22 W21$ E21N26$.

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	0	20	20	400.00	UT	1.50	1.50	100	1996	1996	3	100	600	
2	0294	SHED WOOD/	0	0	15	20	300.00	UT	7.50	7.50	75	1996	1996	3	75	1,688	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	1,000.00	1,000.00	50	1996	1996	3	50	500	

LAND DESCRIPTION

TOTAL OB/XF 2,788

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	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.25	35,000.00	43,750.00	43,750							

REVIEW DATE 04/10/2025 BY TP Total Acres: 0.92 Total Land Value: 43,750 Market: 0 Agricultural: 0 Common: 43,750 PRINTED 11/17/2026 BY SYS