LOT 4 SADDLE RIDGE S/D.

698-692, 797-1757, 942-1590, WD

WHEAT JULIE A
180 SW MELON CT
LAKE CITY, FL 32024

**2027**

**21-4S-16-03084-004**

## BUILDING CHARACTERISTICS

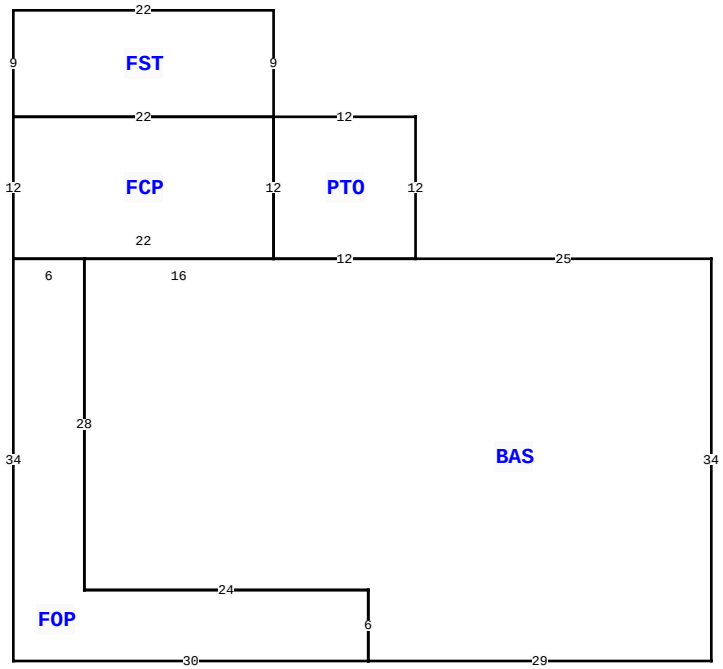
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 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 | 1,658 | 100 | | 1,658 | 143,819 |
| FCP | 264 | 25 | | 66 | 5,725 |
| FOP | 348 | 30 | | 104 | 9,021 |
| FST | 198 | 55 | | 109 | 9,455 |
| PTO | 144 | 5 | | 7 | 607 |
| TOTALS | 2,612 | | | 1,944 | 168,628 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,944 | 121.3179 | 133.45 | 259,427 | 1995 | 1995 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2019 Heated Area: 1658 HX Base Yr 2019




180 SW MELON CT, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/03/2025 MLU |
| 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 | 1,984.00 | UT | 1.50 | 1.50 | 100 | 1995 | 1995 | 3 | 100 | 2,976 | |
| 2 | 0060 | CARPORT F | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1994 | 1994 | 3 | 100 | 1,000 | |
| 3 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2007 | 2007 | 3 | 100 | 400 | |
| 4 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2007 | 2007 | 3 | 100 | 250 | |
| 5 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2007 | 2007 | 3 | 100 | 1,200 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 168,628 |
| TOTAL MARKET OB/XF VALUE | | 5,826 |
| TOTAL LAND VALUE - MARKET | | 43,750 |
| TOTAL MARKET VALUE | | 218,204 |
| SOH/AGL Deduction | | 65,799 |
| ASSESSED VALUE | | 152,405 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 100,994 |
| TOTAL JUST VALUE | | 218,204 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 221,274 |

SALE:2:1: LOT 4 SADDLE RIDGE

SALE:1:1: LOT 4 SADDLE RIDGE

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000048082 | Roof Replacement | 13,000 | 09/12/2023 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1349/0657 | 12/05/2017 | WD | Q | I | 01 | 152,500 |
| GRANTOR: LILLIAN SWEAT & TIM J | | | | | | |
| GRANTEE: JULIE A WHEAT | | | | | | |
| 0942/1590 | 12/20/2001 | WD | Q | I | | 99,000 |
| GRANTOR: DUANE & ESTHER HOWELL | | | | | | |
| GRANTEE: LILLIAN SWEAT | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W25 PTO= N12 W12 S12 E12$ W12 FCP= N12 FST= N9 W22 S9 E22$ W22 S12 E22$ W16 FOP= W6 S34 E30 N6 W24 N28$ S28 E24 S6 E29 N34$.

## LAND DESCRIPTION

TOTAL OB/XF 5,826

| 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 | 1.25 | 35,000.00 | 43,750.00 | 43,750 | | | | | | | |

REVIEW DATE 04/08/2025 BY KS Total Acres: 0.92 Total Land Value: 43,750 Market: 0 Agricultural: 0 Common: 43,750 PRINTED 11/17/2026 BY SYS