

LOT 4 SADDLE RIDGE S/D.
698-692, 797-1757, 942-1590, WD

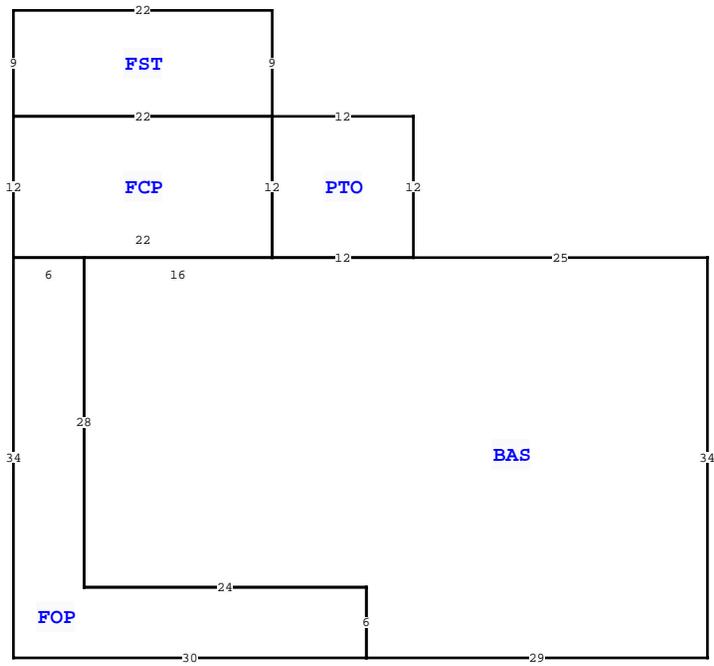
WHEAT JULIE A
180 SW MELON CT
LAKE CITY, FL 32024

2026

21-4S-16-03084-004
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	08	IRREGULAR	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	70
Interior Floor	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 Units	05	CONV	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
BAS	1,658	100	
FCP	264	25	
FOP	348	30	
FST	198	55	
PTO	144	5	
TOTALS	2,612		

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	135.88	264,151	1995	1995		0	0	35.00
1 SINGLE FAM 100% - 2019 Heated Area: 1658 HX Base Yr 2019											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	171,698		
TOTAL MARKET OB/XF VALUE	5,826		
TOTAL LAND VALUE - MARKET	43,750		
TOTAL MARKET VALUE	221,274		
SOH/AGL Deduction	73,308		
ASSESSED VALUE	147,966		
TOTAL EXEMPTION VALUE	51,411		
BASE TAXABLE VALUE	96,555		
TOTAL JUST VALUE	221,274		
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						

EXTRA FEATURES																	
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	1,984.00	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	

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

BUILDING NOTES														
180 SW MELON CT, LAKE CITY														

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									
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	1.25	35,000.00	43,750.00	43,750							