LOT 10 SADDLE RIDGE S/D.

652-584, 765-32, 852-318, DC 917

HODGES RICHARD A
260 SW MELON CT
LAKE CITY, FL 32024

2027

21-4S-16-03084-010

BUILDING CHARACTERISTICS

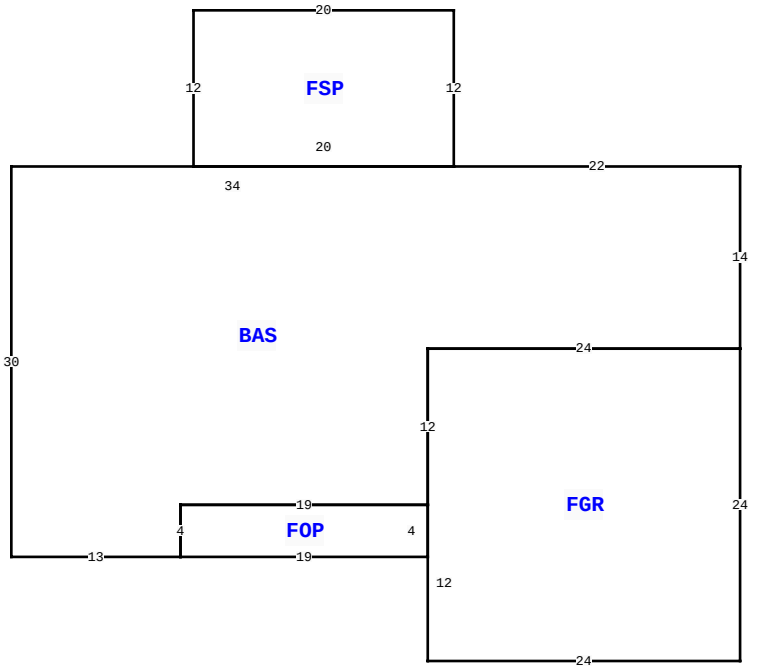
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	1,220	100		1,220	116,318
FGR	576	55		317	30,224
FOP	76	30		23	2,193
FSP	240	40		96	9,153
TOTALS	2,112			1,656	157,886

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,656	133.3500	146.68	242,902	1988	1988	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2006 Heated Area: 1220 HX Base Yr 2006



260 SW MELON CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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	1.00	UT	0.00	0.00	100	0	0	3	100	940	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,600	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	
5	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	157,886
TOTAL MARKET OB/XF VALUE	4,640
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	197,526
SOH/AGL Deduction	65,596
ASSESSED VALUE	131,930
TOTAL EXEMPTION VALUE	HX HB VX SX WR 111,411
BASE TAXABLE VALUE	20,519
TOTAL JUST VALUE	197,526
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	200,401

PERMIT NUM	DESCRIPTION	AMT	ISSUED
001302	SFR	30,000	06/02/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1402/0151	12/27/2019	LE	U	I	14	100
GRANTOR: RICHARD A HODGES (LIF						
GRANTEE: RICHARD LYNN HODGES						
1391/2038	8/21/2019	LE	U	I	14	100
GRANTOR: RICHARD A HODGES (LIF						
GRANTEE: RICHARD LYNN HODGES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 FSP= N12 W20 S12 E20$ W34 S30 E13 FOP= E19 N4 W19 S4$ N4 E19 FGR= S12 E24 N24 W24 S12$ N12 E24 N14$.

LAND DESCRIPTION

TOTAL OB/XF 4,640

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: 0.58 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS