LOT 11 SADDLE RIDGE S/D.

ORB 684-791, DC 104-2058, WD 102

BURNAM JOHN L/BURNAM PHYLLIS S
248 SW MELON CT
LAKE CITY, FL 32024

**2027**

**21-4S-16-03084-011**

## BUILDING CHARACTERISTICS

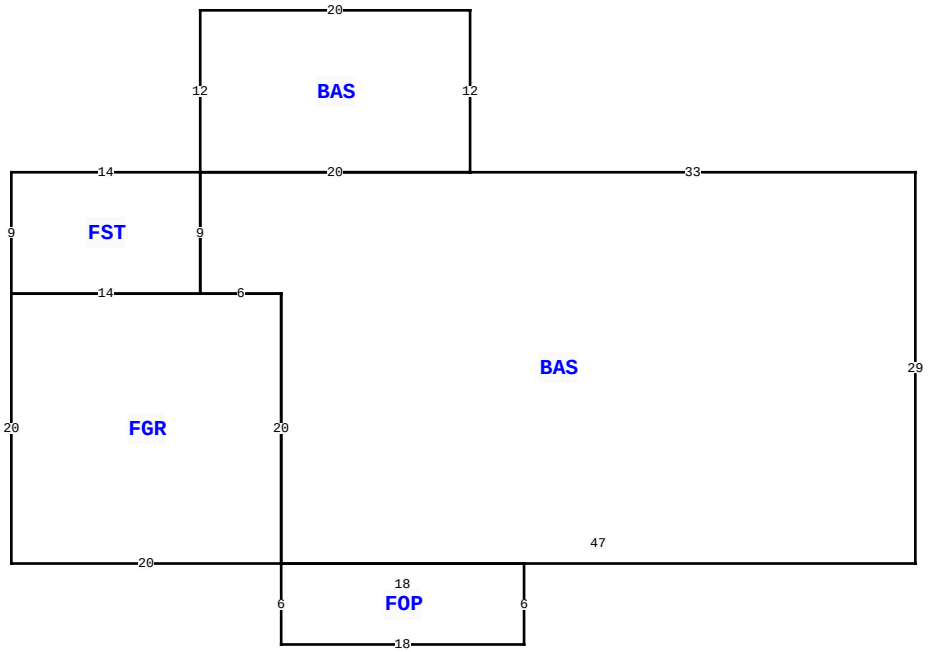
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 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 | 240 | 100 | | 240 | 20,728 |
| BAS | 1,417 | 100 | | 1,417 | 122,380 |
| FGR | 400 | 55 | | 220 | 19,000 |
| FOP | 108 | 30 | | 32 | 2,764 |
| FST | 126 | 55 | | 69 | 5,959 |
| TOTALS | 2,291 | | | 1,978 | 170,831 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,978 | 120.7941 | 132.87 | 262,817 | 1990 | 1990 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2018 Heated Area: 1657 HX Base Yr 2018




248 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 | 60 | 20 | 1,200.00 | UT | 1.40 | 1.40 | 100 | 0 | 0 | 3 | 100 | 1,680 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 170,831 |
| TOTAL MARKET OB/XF VALUE | 1,680 |
| TOTAL LAND VALUE - MARKET | 35,000 |
| TOTAL MARKET VALUE | 207,511 |
| SOH/AGL Deduction | 66,974 |
| ASSESSED VALUE | 140,537 |
| TOTAL EXEMPTION VALUE | HX HB VX SX 13 140,537 |
| BASE TAXABLE VALUE | 0 |
| TOTAL JUST VALUE | 207,511 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 210,623 |

SALE:1:1: LOT 11 SADDLE RIDGE

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 34539 | MAINT/ALTR | 90 | 10/10/2016 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1342/2653 | 8/21/2017 | WD | Q | I | 01 | 155,000 |
| GRANTOR: ASA BROWN JR & ANGELA | | | | | | |
| GRANTEE: JOHN L & PHYLLIS S | | | | | | |
| 1323/0750 | 9/30/2016 | WD | U | I | 38 | 80,000 |
| GRANTOR: LESLEY C BROWN | | | | | | |
| GRANTEE: ASA B & ANGELA P SH | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W33 BAS= N12 W20 S12 E20$ W20 FST= W14 S9 E14 N9$S9 FGR= W14 S20 E20 N20 W6$ E6 S20 FOP= S6 E18 N6 W18$ E47 N29$.

## LAND DESCRIPTION

TOTAL OB/XF 1,680

| 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: 0.53 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS