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

2026

21-4S-16-03084-011

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

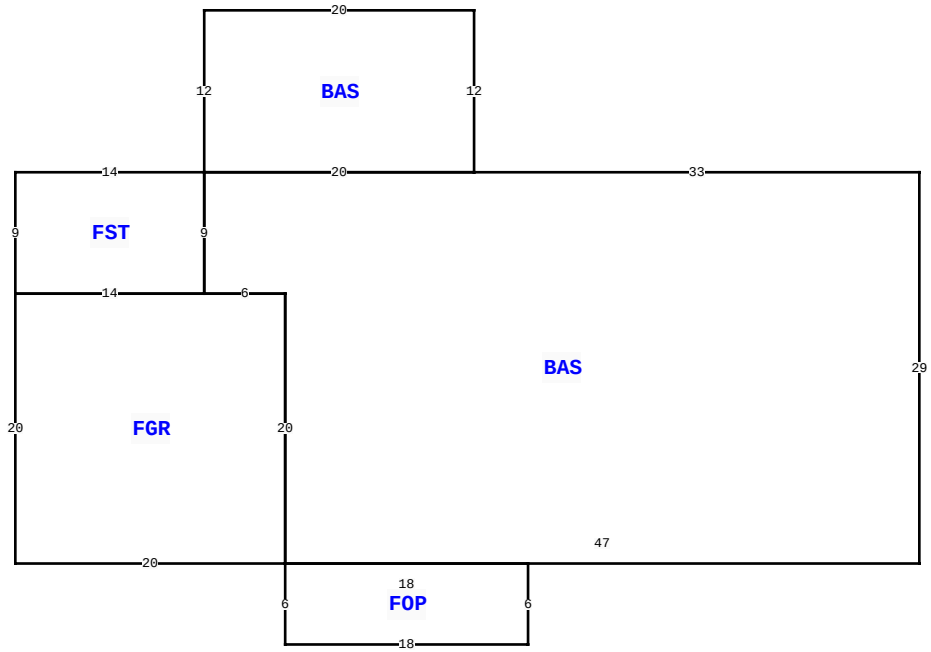
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	21,106
BAS	1,417	100		1,417	124,609
FGR	400	55		220	19,347
FOP	108	30		32	2,814
FST	126	55		69	6,068
TOTALS	2,291			1,978	173,943

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	135.29	267,604	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	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		173,943
TOTAL MARKET OB/XF VALUE		1,680
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		210,623
SOH/AGL Deduction		74,179
ASSESSED VALUE		136,444
TOTAL EXEMPTION VALUE	HX HB VX SX 13	136,444
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		210,623
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		213,299

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$.

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	

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 06/08/2026 BY SYS