LOT 12 SADDLE RIDGE S/D.

641-821, 798-2332, DC 1372-2407,

MCCALL GEORGELLE HUGGINS
222 SW MELON CT
LAKE CITY, FL 32024

2027

21-4S-16-03084-012

BUILDING CHARACTERISTICS

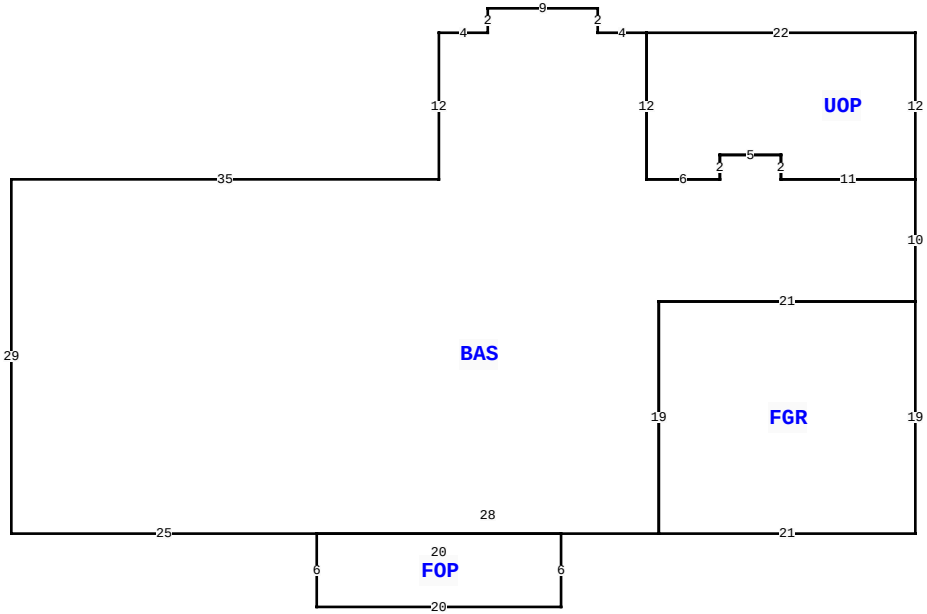
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,979	100		1,979	173,555
FGR	399	55		219	19,206
FOP	120	30		36	3,157
UOP	254	20		51	4,473
TOTALS	2,752			2,285	200,390

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,285	122.6568	134.92	308,292	1987	1987	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1995 Heated Area: 1979 HX Base Yr 1995



222 SW MELON CT, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	500.00	500.00	50	1993	1993	3	50	250	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		200,390
TOTAL MARKET OB/XF VALUE		2,750
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		238,140
SOH/AGL Deduction		93,309
ASSESSED VALUE		144,831
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		93,420
TOTAL JUST VALUE		238,140
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		241,793

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048725	Roof Replacement	16,000	11/21/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0798/2332	12/02/1994	WD	Q	I		90,000
GRANTOR: MARVIN & REBECCA MCNE						
GRANTEE: MICHAEL D & GEORGEL						
0641/0821	1/14/1988	WD	Q	I		69,000
GRANTOR: NORRIS RALPH ETAL						
GRANTEE: MCNEIL MARVIN &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 N2 W5 S2 W6 N12 W4 N2 W9 S2 W4 S12 W35 S29 E25 FOP= S6 E20 N6 W20$ E28 FGR= E21 N19 W21 S19$ N19 E21 N10$ UOP= N12 W22 S12 E6 /N2/ E5 /S2/ E11$.

LAND DESCRIPTION

TOTAL OB/XF 2,750

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