

LOT 12 SADDLE RIDGE S/D.
641-821, 798-2332, DC 1372-2407,

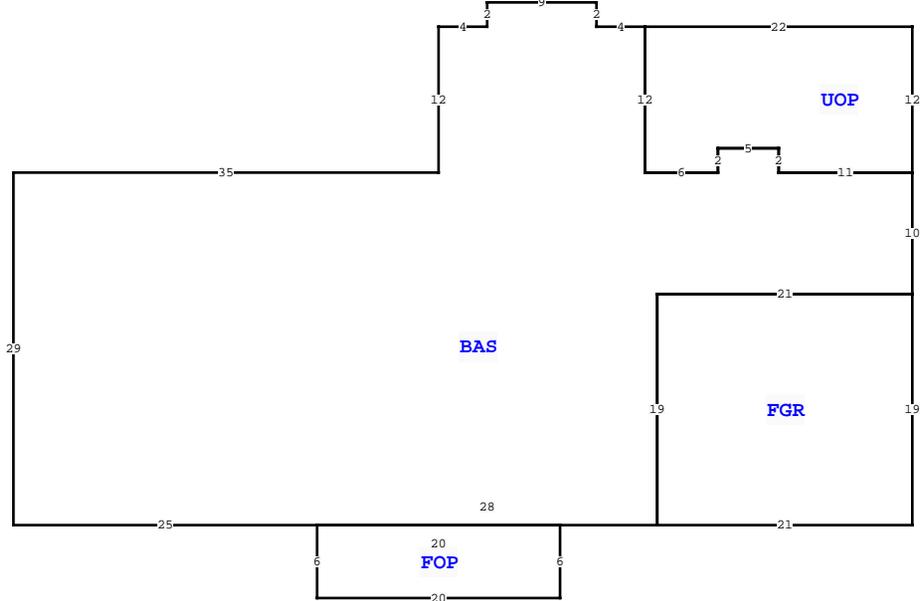
MCCALL GEORGELE HUGGINS
222 SW MELON CT
LAKE CITY, FL 32024

2026

21-4S-16-03084-012
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| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 19 | COMMON BRK | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 12 | MODULAR MT | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 14 | CARPET | 90 |
| Interior Floor | 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 | 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 |
| BAS | 1,979 | 100 | |
| FGR | 399 | 55 | |
| FOP | 120 | 30 | |
| UOP | 254 | 20 | |
| TOTALS | 2,752 | | |

| 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 | 137.38 | 313,913 | 1987 | 1987 | 0 | 0 | 35.00 | 65.00 | | |
| 1 SINGLE FAM 100% - 1995 Heated Area: 1979 HX Base Yr 1995 | | | | | | | | | | | | | |



| COLUMBIA COUNTY PROPERTY VALUATION SUMMARY | | | |
|--|--------------|----------|--|
| VALUATION BY | Tax Group: 3 | Standard | |
| BUILDING MARKET VALUE | | 204,043 | |
| TOTAL MARKET OB/XF VALUE | | 2,750 | |
| TOTAL LAND VALUE - MARKET | | 35,000 | |
| TOTAL MARKET VALUE | | 241,793 | |
| SOH/AGL Deduction | | 101,180 | |
| ASSESSED VALUE | | 140,613 | |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 | |
| BASE TAXABLE VALUE | | 89,202 | |
| TOTAL JUST VALUE | | 241,793 | |
| 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 | Q | I | | 90,000 |
| GRANTOR: MARVIN & REBECCA MCNE | | | | | | |
| GRANTEE: MICHAEL D & GEORGELE | | | | | | |
| 0641/0821 | 1/14/1988 | WD Q | Q | I | | 69,000 |
| GRANTOR: NORRIS RALPH ETAL | | | | | | |
| GRANTEE: MCNEIL MARVIN & | | | | | | |

| EXTRA FEATURES | | 222 SW MELON CT, LAKE CITY | |
|----------------|------------|----------------------------|----------------|
| L N | OB/XF CODE | DESCRIPTION | ADJ UNIT PRICE |
| 1 | 0180 | FPLC 1STRY | 2,000.00 |
| 2 | 0169 | FENCE/WOOD | 500.00 |
| 3 | 0166 | CONC, PAVMT | 0.00 |

| 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 | 0180 | FPLC 1STRY | 0 | 100 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 0 | 0 | 3 | 100 | 2,000 | |
| 2 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 1.00 | UT | 500.00 | 500.00 | 50 | 1993 | 1993 | 3 | 50 | 250 | |
| 3 | 0166 | CONC, PAVMT | 0 | 100 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 500 | |

| 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 | | | | | | | | |
|------------------|----------|-------------|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | 1.00 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | |