LOT 13 SADDLE RIDGE S/D.

ORB 663-759,747-1417,768-1751, W

SHARP ASA B JR/SHARP ANGELA P
192 SW MELON CRT
LAKE CITY, FL 32024

2027

21-4S-16-03084-013

BUILDING CHARACTERISTICS

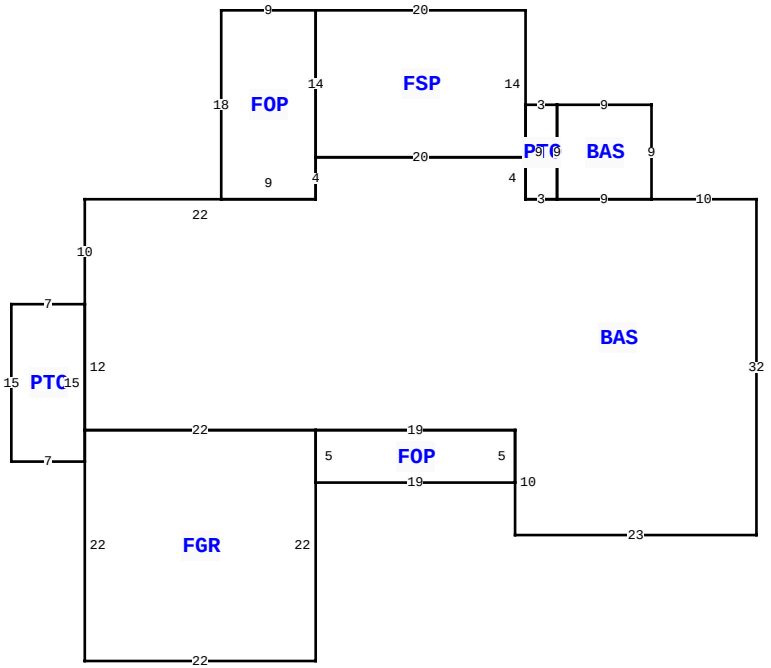
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	81	100		81	6,369
BAS	1,718	100		1,718	135,099
FGR	484	55		266	20,918
FOP	95	30		28	2,202
FOP	162	30		49	3,853
FSP	280	40		112	8,808
PTO	27	5		1	79
PTO	105	5		5	393
TOTALS	2,952			2,260	177,720

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,260	109.9791	120.98	273,415	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1799 HX Base Yr



192 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	0166	CONC,PAVMT	0	100	16	75	1,200.00	UT	1.40	1.40	100	0	0	3	100	1,680	
2	0166	CONC,PAVMT	0	100	3	36	108.00	UT	1.50	1.50	100	1993	1993	3	100	162	
3	0169	FENCE/WOOD	0	100	0	0	192.00	UT	3.00	3.00	100	1997	1997	3	100	576	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	177,720
TOTAL MARKET OB/XF VALUE	3,618
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	216,338
SOH/AGL Deduction	83,001
ASSESSED VALUE	133,337
TOTAL EXEMPTION VALUE	HX HB SX 101,411
BASE TAXABLE VALUE	31,926
TOTAL JUST VALUE	216,338
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	219,570

SALE:2:1: LOT 13, SADDLE RIDGE

SALE:1:1: $.70 STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053419	Electrical Servic		06/20/2025
000051954	Roof Replacement	12,000	01/01/2025
12258	ADDN SFR	50	03/11/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1192/1838	4/15/2010	WD	U	I	11	100
GRANTOR: ANGELA P SHARP F/K/A						
GRANTEE: ASA B JR & ANGELA P						
0768/1751	12/17/1992	WD	Q	I	02	0
GRANTOR: JOHN L BURNAM						
GRANTEE: ANGELA BURNAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 BAS= N9 W9 S9 E9$ W9 PTO= N9 W3 S9 E3$ W3 N4 FSP= N14 W20 S14 E20$ W20 FOP= N14 W9 S18 E9 N4$ S4 W22 S10 PTO= W7 S15 E7 N15$ S12 FGR= S22 E22 N22 W22$ E22 FOP= S5 E19 N5 W19 $ E19 S10E23 N32$.

LAND DESCRIPTION

TOTAL OB/XF 3,618

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