LOT 14 SADDLE RIDGE S/D.

659-183, 833-1439, 837-1699, WD

4B LAND & PROPERTIES LLC
2134 NW LOWER SPRING RD
LAKE CITY, FL 32055

2027

21-4S-16-03084-014

BUILDING CHARACTERISTICS

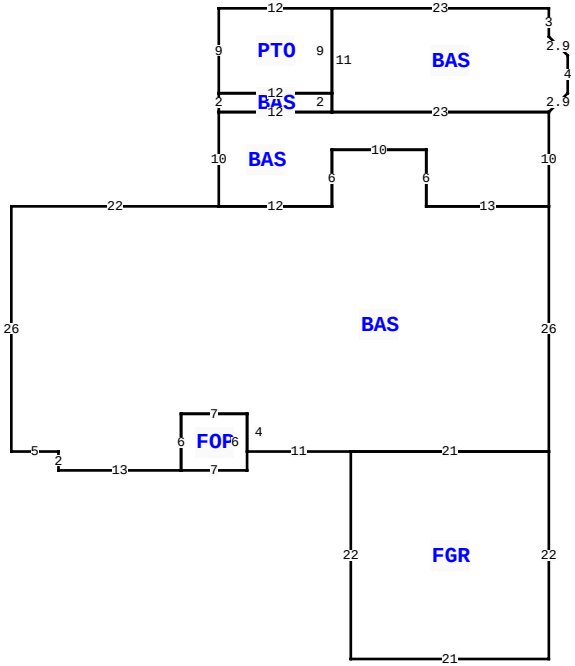
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	0101	SFRES/SFRES
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	24	100		24	1,971
BAS	265	100		265	21,769
BAS	290	100		290	23,823
BAS	1,540	100		1,540	126,506
FGR	462	55		254	20,866
FOP	42	30		13	1,068
PTO	108	5		5	411
TOTALS	2,731			2,391	196,414

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,391	114.8868	126.38	302,175	1997	1997	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 2119 HX Base Yr



211 SW MELON CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 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	0296	SHED METAL	0	0	10	12	1.00	UT	0.00	0.00	100	1997	1997	3	100	150	
2	0166	CONC,PAVMT	0	0	0	0	1,367.00	UT	1.50	1.50	100	1997	1997	3	100	2,051	
3	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	
4	0280	POOL R/CON	0	0	10	22	220.00	UT	70.00	70.00	100	1998	1998	3	40	6,160	
5	0264	PRCH,FSP	0	0	20	31	620.00	UT	4.00	4.00	100	1998	1998	3	100	2,480	
6	0169	FENCE/WOOD	0	0	0	0	232.00	UT	3.00	3.00	50	1998	1998	3	50	348	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	284,036
TOTAL MARKET OB/XF VALUE	12,389
TOTAL LAND VALUE - MARKET	43,750
TOTAL MARKET VALUE	340,175
SOH/AGL Deduction	0
ASSESSED VALUE	340,175
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	340,175
TOTAL JUST VALUE	340,175
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	345,327

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24975	ADDN SFR	278	09/14/2006
13883	POOL	90	04/13/1998
13775	ADDN SFR	110	03/18/1998
12049	SFR	255	01/16/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1511/1495	4/01/2024	WD	Q	I	01	375,000
GRANTOR: MORSE DENNIS L						
GRANTEE: 4B LAND & PROPERTIE						
0837/1699	4/02/1997	WD	Q	I		89,500
GRANTOR: PERRY						
GRANTEE: MORSE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W22 S26 E5 S2 E13 N6 E7 S4 E11 E21 N26 W13 N6 W10 S6 W12 $
FGR=[ORIG=14,26] S22 E21 N22 W21 $
BAS=[ORIG=35,0] N10 W23 W12 S10 E12 N6 E10 S6 E13 $
BAS=[ORIG=35,-10] U2R2 N4 U2L2 N3 W23 S11 E23 $
PTO=[ORIG=12,-12] N9 W12 S9 E12 $
FOP=[ORIG=-4,28] E7 N6 W7 S6 $
BAS=[ORIG=12,-10] N2 W12 S2 E12 $
.

LAND DESCRIPTION

TOTAL OB/XF 12,389

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	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.25	35,000.00	43,750.00	43,750							

REVIEW DATE 04/08/2025 BY KS Total Acres: 0.93 Total Land Value: 43,750 Market: 0 Agricultural: 0 Common: 43,750 PRINTED 11/17/2026 BY SYS

LOT 14 SADDLE RIDGE S/D.

659-183, 833-1439, 837-1699, WD

4B LAND & PROPERTIES LLC
2134 NW LOWER SPRING RD
LAKE CITY, FL 32055

2027

21-4S-16-03084-014

BUILDING CHARACTERISTICS

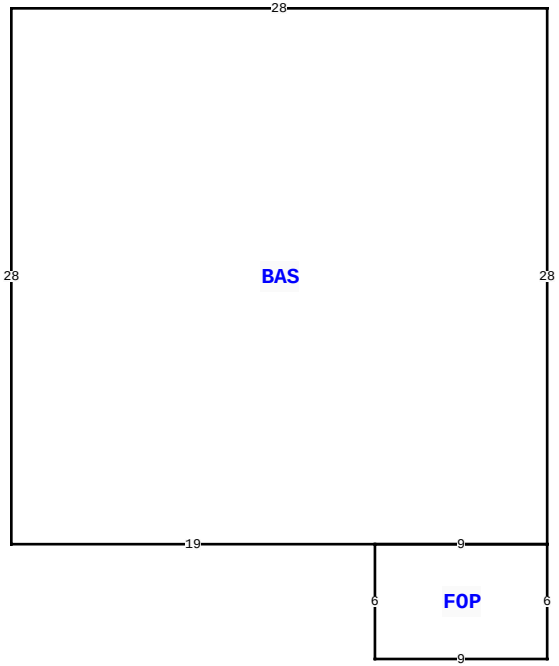
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 60
Exterior Wall	19	COMMON BRK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0101	SFRES/SFRES
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	784	100		784	85,870
FOP	54	30		16	1,752
TOTALS	838			800	87,622

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	800	127.4120	140.15	112,120	2006	2006	0	0	0	21.85	78.15

2 SINGLE FAM 0% - 2025 Heated Area: 784 HX Base Yr



211 SW MELON CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	284,036
TOTAL MARKET OB/XF VALUE	12,389
TOTAL LAND VALUE - MARKET	43,750
TOTAL MARKET VALUE	340,175
SOH/AGL Deduction	0
ASSESSED VALUE	340,175
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	340,175
TOTAL JUST VALUE	340,175
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	345,327

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1511/1495	4/01/2024	WD	Q	I	01	375,000
GRANTOR: MORSE DENNIS L						
GRANTEE: 4B LAND & PROPERTIE						
0837/1699	4/02/1997	WD	Q	I		89,500
GRANTOR: PERRY						
GRANTEE: MORSE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S28 E19 FOP= S6 E9 N6 W9$ E9 N28$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/08/2025 BY KS Total Acres: 0.93 Total Land Value: 43,750 Market: 0 Agricultural: 0 Common: 43,750 PRINTED 11/17/2026 BY SYS