LOT 16 SADDLE RIDGE S/D.

ORB 659-183, 744-704, DC VALLIE

KLUESS SCOTT A/KLUESS MARGARET A
151 SW MELON CT
LAKE CITY, FL 32024

2027

21-4S-16-03084-016

BUILDING CHARACTERISTICS

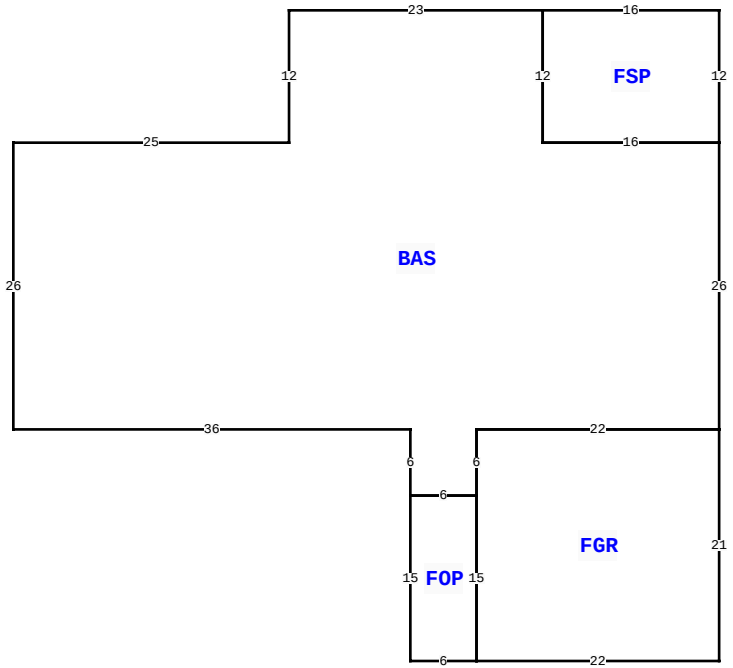
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	05	05
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	1,976	100		1,976	161,625
FGR	462	55		254	20,775
FOP	90	30		27	2,208
FSP	192	40		77	6,298
TOTALS	2,720			2,334	190,907

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,334	112.6620	123.93	289,253	1991	1991	0	0	0	34.00	66.00

1 SINGLE FAM 0% - 0 Heated Area: 1976 HX Base Yr



151 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	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	100	2,000	
2	0166	CONC,PAVMT	0	0	45	16	720.00	UT	1.40	1.40	100	0	0	3	100	1,008	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
4	0296	SHED METAL	0	0	10	12	120.00	UT	5.00	5.00	75	1993	1993	3	75	450	
5	0296	SHED METAL	0	0	10	20	200.00	UT	5.00	5.00	100	2007	2007	3	100	1,000	
6	0120	CLFENCE 4	0	0	0	0	260.00	UT	7.50	7.50	100	2007	2007	3	100	1,950	
7	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	190,907
TOTAL MARKET OB/XF VALUE	7,008
TOTAL LAND VALUE - MARKET	43,750
TOTAL MARKET VALUE	241,665
SOH/AGL Deduction	0
ASSESSED VALUE	241,665
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	241,665
TOTAL JUST VALUE	241,665
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	245,131

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26579	MAINT/ALTR	45	01/04/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1146/2645	3/28/2008	WD	Q	I		169,000
GRANTOR: MAY V DAVIS						
GRANTEE: SCOTT A & MARGARET						
1046/2216	5/24/2005	PR	Q	V	06	0
GRANTOR: DONALD A DAVIS AS PR						
GRANTEE: DONALD A & MAY V DA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 S12 W25 S26 E36 S6 FOP= S15 E6 N15 W6$ E6 FGR= S15 E22 N21 W22 S6$ N6 E22 N26 FSP= N12 W16 S12 E16$W16 N12$.

LAND DESCRIPTION

TOTAL OB/XF 7,008

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: 0.92 Total Land Value: 43,750 Market: 0 Agricultural: 0 Common: 43,750 PRINTED 11/17/2026 BY SYS