LOTS 17 SADDLE RIDGE S/D

ORB 659-183, 796-705, 825-1486,

PERRY JANET D/PERRY MICHAEL R
121 SW MELON CT
LAKE CITY, FL 32024

2027

21-4S-16-03084-017

BUILDING CHARACTERISTICS

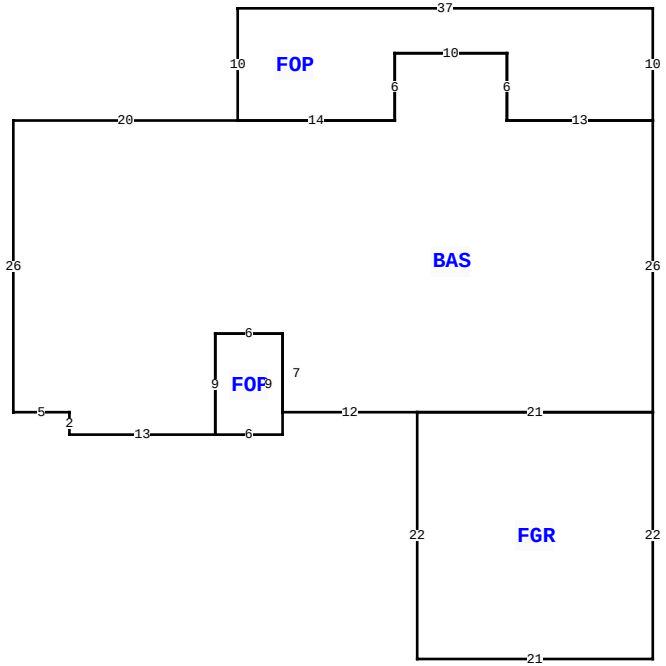
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	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	1,526	100		1,526	121,607
FGR	462	55		254	20,241
FOP	54	30		16	1,275
FOP	310	30		93	7,411
TOTALS	2,352			1,889	150,534

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,889	111.4530	122.60	231,591	1996	1996	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2003 Heated Area: 1526 HX Base Yr 2003



121 SW MELON CT, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		150,534
TOTAL MARKET OB/XF VALUE		6,505
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		192,039
SOH/AGL Deduction		69,081
ASSESSED VALUE		122,958
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		71,547
TOTAL JUST VALUE		192,039
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		194,778

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30417	MAINT/ALTR	0	08/24/2012
11476	SFR	255	08/02/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1349/2592	12/06/2017	LE	U	I	14	100
GRANTOR: JANET D & MICHAEL R P						
GRANTEE: JANET D & MICHAEL R						
0946/2308	2/14/2002	WD	Q	I		108,700
GRANTOR: WILLIAM D & ELEANOR W						
GRANTEE: JANET D & MICHAEL R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S26 E5 S2 E13 FOP= E6 N9 W6 S9$ N9 E6 S7 E12 FGR= S22 E21 N22 W21$ E21 N26 FOP= N10 W37 S10 E14N6 E10 S6 E13$ W13 N6 W10 S6 W14$.

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	0	0	1,231.00	UT	1.50	1.50	100	1996	1996	3	100	1,847	
2	0294	SHED WOOD/	0	100	14	18	252.00	UT	7.50	7.50	75	1996	1996	3	75	1,418	
3	0294	SHED WOOD/	0	100	12	16	192.00	UT	7.50	7.50	100	2007	2007	3	100	1,440	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	800.00	800.00	75	2007	2007	3	75	600	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 6,505

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 JS Total Acres: 0.57 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS