

KARSNER GARRY L/KARSNER FLORENCE L
405 SW STONERIDGE DR
LAKE CITY, FL 32024

01-5S-16-03406-104



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY													
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY										
Exterior Wall		05	AVERAGE 100							0100	01	4,711	121.2461	135.80	639,754	2003	2003	0	0	0	27.50	72.50	VALUATION BY		STANDARD								
Roof Structur		03	GABLE/HIP 100							1 SINGLE FAM 100% - 2023														Heated Area: 3360 HX Base Yr 2023									
Roof Cover		14	PREFIN MT 70																														
Roof Cover		03	COMP SHNGL 30																														
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		3	100																														
Frame		02	WOOD FRAME 100																														
Stories		1.5	1.5 100																														
Architectual		05	CONV 100																														
Units		0	100																														
Condition Adj		03	03 100																														
Kitchen Adjus		01	01 100																														
Quality		07	07																														
DOR CODE		0100	SINGLE FAMILY																														
MAP NUM			MKT AREA					01																									
NEIGHBORHOOD/LOC		1516.0500	1.00/																														
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																											
BAS		2,774	100		2,774	273,114																											
FCP		480	25		120	11,815																											
FCP		520	25		130	12,799																											
FGR		420	55		231	22,743																											
FGR		420	55		231	22,743																											
FHS		586	60		352	34,656																											
FOP		184	30		55	5,415																											
FOP		225	30		68	6,695																											
FOP		253	30		76	7,483																											
UOP		84	20		17	1,674																											
TOTALS		7,608			4,711	463,822																											
EXTRA FEATURES										405 SW STONERIDGE DR, LAKE CITY										04/07/2025 MLU													
										BLD DATE										LGL DATE													
										XF DATE										LAND DATE													
										INC DATE										AG DATE													
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	0166	CONC, PAVMT	0	100	0	0	7,086.00	UT	1.20	1.20	100	2003	2003	3	100	8,503																	
2	0169	FENCE/WOOD	0	100	0	0	288.00	UT	10.50	10.50	60	2009	2009	3	60	1,814																	
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