THE E 2.50 AC OF LOT 10 ROSE
CREEK PLANTATION PH 1, DESC AS
COMM AT INTERS E R/W LINE OF

VARILLAS YENNIFER M BRAVO
270 SW STONERIDGE DR
LAKE CITY, FL 32024

2026

01-5S-16-03406-210

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
Quality	07	07

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 01

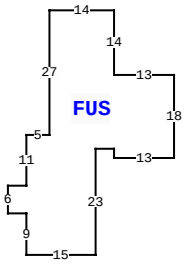
NEIGHBORHOOD/LOC 1516.0500 1.00/

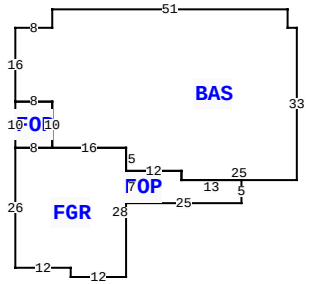
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,945	100		1,945	236,779
FGR	648	55		356	43,338
FOP	80	30		24	2,921
FOP	149	30		45	5,478
FUS	1,038	100		1,038	126,363
TOTALS	3,860			3,408	414,880

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,408	127.8711	143.22	488,094	2010	2010	0	0	0	15.00	85.00

1 SINGLE FAM 100% - 2022 Heated Area: 2983 HX Base Yr 2022





270 SW STONERIDGE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		414,880
TOTAL MARKET OB/XF VALUE		8,264
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		468,144
SOH/AGL Deduction		38,258
ASSESSED VALUE		429,886
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		379,164
TOTAL JUST VALUE		468,144
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		473,025

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27880	SFR	1,145	06/15/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1406/0153	2/18/2020	WD	Q	I	01	394,900
GRANTOR: JAZEN & LOREN BLAIYZE						
GRANTEE: YENNIFER M BRAVO VA						
1324/1045	10/26/2016	WD	Q	I	01	305,000
GRANTOR: ANTHONY & NICOLE A SK						
GRANTEE: JAZEN & LOREN BLAIY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W51 S4 W8 S16 FOP= S10 E8 N10 W8$ E8 S10 FGR= W8 S26 E12 S2 E12 N28 W16$ E16 S5 FOP= S7 E25 N5 W13 N2 W12$ E12 S2 E25 N33 W2 N4$ PTR= N30 FUS= N23 E4 S2 E13 N18 W13 N14 W14 S27 W5 S11 W4 S6 E4 S9 E15$ S30$.

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	2,784.00	UT	2.25	2.25	100	2010	2010	3	100	6,264	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2010	2010	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 8,264

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		A-3	0.00	0.00	2.50	AC		1.00	1.00	1.00	18,000.00	18,000.00	45,000							

REVIEW DATE 09/05/2019 BY KR Total Acres: 2.50 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 11/18/2025 BY SYS