LOT 17 ROSE CREEK PLANTATION PHA
896-499, CT 1276-1143, WD 1277-2

SAMBEY EDWARD J/SAMBEY KRISTY A
701 SW STONERIDGE DR
LAKE CITY, FL 32024

2026

12-5S-16-03406-117

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

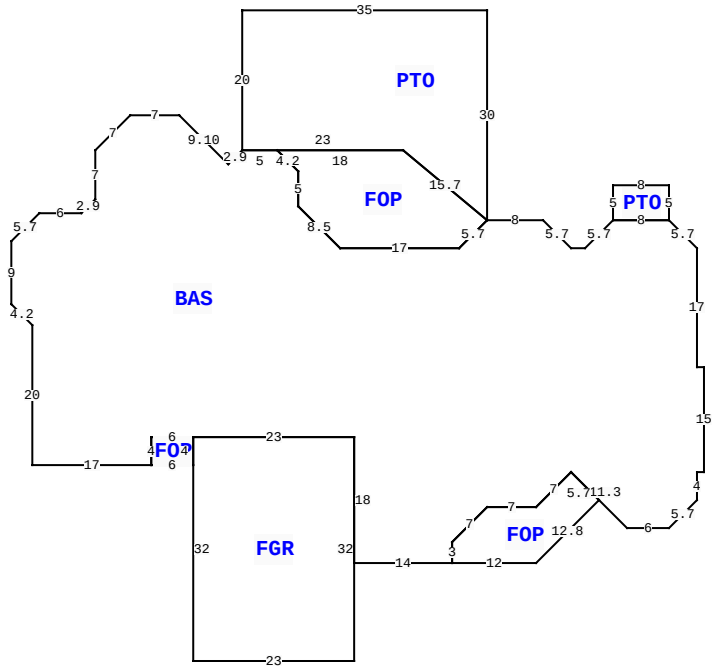
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	02	02 100
Quality	08	08
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	3,918	100		3,918	538,299
FGR	736	55		405	55,643
FOP	24	30		7	962
FOP	140	30		42	5,770
FOP	297	30		89	12,228
PTO	40	5		2	275
PTO	760	5		38	5,221
TOTALS	5,915			4,501	618,397

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,501	159.3138	178.43	803,113	2002	2002	0	0	0	23.00	77.00

1 SINGLE FAM 0% - 0 Heated Area: 3918 HX Base Yr



701 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	618,397
TOTAL MARKET OB/XF VALUE	11,079
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	684,476
SOH/AGL Deduction	0
ASSESSED VALUE	684,476
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	684,476
TOTAL JUST VALUE	684,476
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	692,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19032	SFR	644	12/10/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1345/0196	9/29/2017	WD	Q	I	01	489,500
GRANTOR: TIMOTHY & ELIZABETH A						
GRANTEE: EDWARD J & KRISTY A						
1277/2587	6/26/2014	WD	U	I	12	320,000
GRANTOR: VOLITION FINANCIAL LL						
GRANTEE: TIMOTHY & ELIZABETH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N15 W1 N17 L4 U4 PTO= N5 W8 S5 E8$ W8 D4 L4 W2 L4 U4 W8 PTO= N30 W35 S20 E23 D10 R12 $ FOP= L12 U10 W18 D3 R3 S5 D6 R6 E17 R4 U4 $ D4 L4 W17 L6 U6 N5 L3 U3 W5 D2 L2 L7 U7 W7 D5 L5 S7 D2 L2 W6 D4 L4 S9 R3 D3 S20 E17 FOP= E6 N4 W6 S4$ N4 E6 FGR= S32E23 N32 W23$ E23 S18 E14 FOP= E12 R9 U9 U4 L4 L5 D5 W7 L5 D5 S3$ N3 U5 R5 E7 U5 R5 R8 D8 E6 U4 R4 N4 E1$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2002	2002	3	100	1,200	
2	0166	CONC,PAVMT	0	0	0	0	6,586.00	UT	1.50	1.50	100	2002	2002	3	100	9,879	

LAND DESCRIPTION

TOTAL OB/XF 11,079

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		A-3	0.00	0.00	5.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,000							

REVIEW DATE 09/16/2019 BY KR Total Acres: 5.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 10/02/2025 BY SYS