

LOT 18 & PART OF LOT 19 ROSE
CREEK PLANTATION PHASE II,
DESC AS: BEG SW COR OF LOT 19,

SCHNEIDER ANDREW P
758 SW STONERIDGE DR
LAKE CITY, FL 32024

2026

12-5S-16-03406-219



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
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	3,210	100		3,210	319,229
FGR	703	55		387	38,487
FOP	72	30		22	2,188
FOP	562	30		169	16,806
FUS	999	100		999	99,349

TOTALS	5,546			4,787	476,059
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00
2	0166	CONC, PAVMT	0	100	0	0	6,900.00	UT	2.00
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-3	0.00	0.00	2.50
2	0000	C	VAC RES	100		A-3	0.00	0.00	5.00

REVIEW DATE	09/16/2019	BY	KR
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,787	129.6245	145.18	694,977	2004	2004	0	0	0	31.50	68.50
1 SINGLE FAM 100% - 2013 Heated Area: 4209 HX Base Yr 2013												

758 SW STONERIDGE DR, LAKE CITY	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	05/18/2021
	INC DATE		AG DATE	MLU

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	100	2,000	
2	0166	CONC, PAVMT	0	100	0	0	6,900.00	UT	2.00	2.00	100	2004	2004	3	100	13,800	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	8,500	

TOTAL OB/XF										24,300							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	0100	C	SFR	100		A-3	0.00	0.00	2.50	AC		1.00	1.00	1.00	15,000.00	15,000.00	37,500
2	0000	C	VAC RES	100		A-3	0.00	0.00	5.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	75,000

Total Acres: 7.50	Total Land Value: 112,500	Market: 0	Agricultural: 0	Common: 112,500
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		476,059	
TOTAL MARKET OB/XF VALUE		24,300	
TOTAL LAND VALUE - MARKET		112,500	
TOTAL MARKET VALUE		612,859	
SOH/AGL Deduction		140,762	
ASSESSED VALUE		472,097	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		421,375	
TOTAL JUST VALUE		612,859	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		623,284	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20911	SFR	715	07/23/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1288/1455	1/23/2015	WD	U	I	11	0
GRANTOR: SARAH R SCHNEIDER						
GRANTEE: ANDREW P SCHNEIDER						
1242/2369	10/05/2012	WD	U	V	37	16,900
GRANTOR: THOMAS P & NICOLE E C						
GRANTEE: ANDREW P SCHNEIDER						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W23 FOP= W7 S11 W31 D3 R3 S17 E6 R12 U12 D8 R8 E1 N6E8 N21\$ S21 W8 S6 W1 L8 U8 D12 L12 W6 N17 L3 U3 W15 D3 L3 S17 W3 S20 R4 D4 E8 U4 R4 N2 E5 S6 E14 FOP= S6 E12 N6 W12\$ E12 S3 E12 FGR= S23 E5 S1 E13 N1 E5 N30 W23 S7\$ N7 E23 N51\$ PTR= E40 FUS= E13 N23 E5 N20 W35 S20 E17 S23\$ W40\$.									