LOT 1 ROSE CREEK PLANTATION
S/D, PHASE 1.
WD 887-1343, 892-2244, WD 1128

TEPEDINO MIGUEL J/TEDEDINO KELLY
135 SW STONERIDGE DR
LAKE CITY, FL 32024

2027

01-5S-16-03406-101

BUILDING CHARACTERISTICS

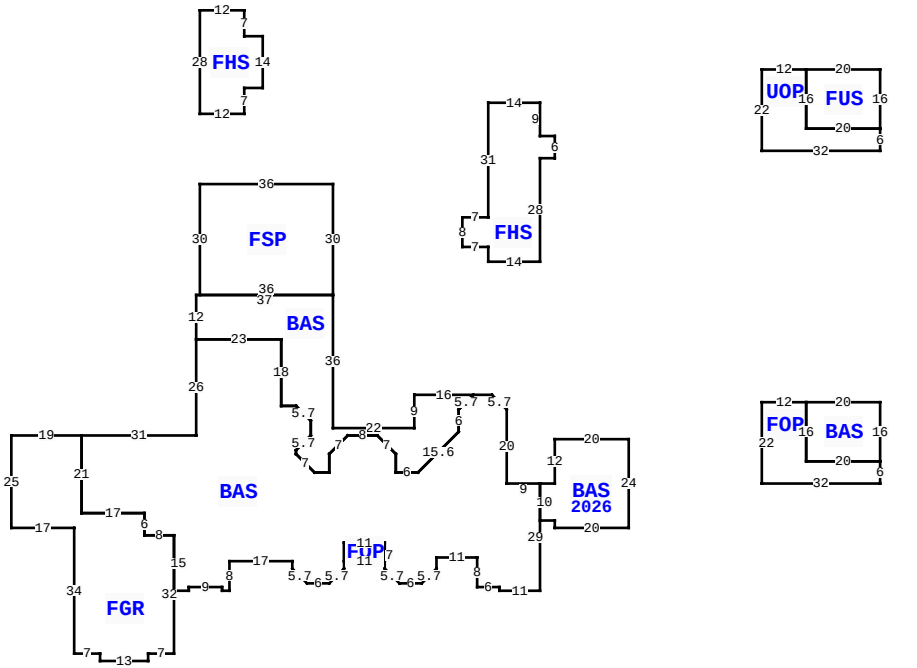
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	320	100		320	34,543
BAS	1,140	100		1,140	123,057
BAS	4,710	100		4,710	508,420
BAS	520	100	2026	520	56,131
FGR	1,471	55		809	87,328
FHS	406	60		244	26,338
FHS	682	60		409	44,150
FOP	55	30		16	1,727
FOP	384	30		115	12,414
FSP	1,080	40		432	46,632
TOTALS	11,472			9,112	983,593

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	9,112	119.6738	131.64	1,199,504	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2016 Heated Area: 8098 HX Base Yr 2016



** This building has 12 Sub-Areas

135 SW STONERIDGE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	983,593
TOTAL MARKET OB/XF VALUE	90,058
TOTAL LAND VALUE - MARKET	55,188
TOTAL MARKET VALUE	1,128,839
SOH/AGL Deduction	272,295
ASSESSED VALUE	856,544
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	805,133
TOTAL JUST VALUE	1,128,839
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,146,696

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052889	Electrical Servic		04/15/2025
000051459	Additions	40,000	11/08/2024
35224	POOL ENCL	269	04/24/2017
34139	POOL	680	06/13/2016
22948	SFR	1,500	03/24/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1305/1385	12/03/2015	WD	Q	I	01	950,000
GRANTOR: JAMES & SARA BURBACH						
GRANTEE: MIGUEL J & KELLY TE						
1258/2600	7/26/2013	WD	U	I	38	425,000
GRANTOR: JUSTIN & OLIVIA FITZH						
GRANTEE: JAMES BURBACH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W9 N20 U4L4 W5 D4L4 S6 D11L11 W6 N5 U5L5 W8 D5L5 S5 W4 U5L5 N1 U4R4 N4 U4L4 W4 N18 W23 S26 W31 S21 E17 S6 E8 S15 E4 N1 E9 S1 E2 N8 E17 S2 D4R4 E6 U4R4 N2 N5 E11 S7 D4R4 E6 U4R4 N3 E11 S8 E6 S1 E11 N29 $
FGR=[ORIG=-124,-13] W19 S25 E17 S34 E7 S2 E13 N2 E7 N32 W8 N6 W17 N21 $
BAS=[ORIG=-18,-24] W16 S9 W22 N36 W37 S12 E23 S18 E4 D4R4 S4 D4L4 S1 D5R5 E4 N5 U5R5 E8 D5R5 S5 E6 U11R11 N6 U4R4 $
FSP=[ORIG=-56,-51] N30 W36 S30 E36 $
FHS=[ORIG=0,-60] N28 E4 N6 W4 N9 W14 S31 W7 S8 E7 S4 E14 $
BAS=[YR=2026;ORIG=0,0] E4 N12 E20 S24 W20 N2 W4 N10 $
FHS=[ORIG=-80,-100] N7 E5 N14 W5 N7 W12 S28 E12 $

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	10,719.00	UT	2.50	2.50	80	2007	2007	3	80	21,438	
2	0081	DECKING WI	0	100	0	0	548.00	UT	8.50	8.50	100	2009	2009	3	100	4,658	
3	0170	FPLC 2STRY	0	100	0	0	1.00	UT	2,750.00	2,750.00	100	2009	2009	3	100	2,750	
4	0166	CONC,PAVMT	0	100	40	48	1,920.00	UT	2.00	2.00	100	2015	2015	3	100	3,840	
5	0280	POOL R/CON	0	100	0	0	642.00	UT	70.00	70.00	100	2017	2017	3	84	37,750	
6	0282	POOL ENCL	0	100	45	51	2,295.00	UT	15.00	15.00	100	2017	2017	3	57	19,622	

LAND DESCRIPTION

TOTAL OB/XF 90,058

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	5.11	AC		1.00	1.00	0.90	12,000.00	10,800.00	55,188							

REVIEW DATE 01/09/2026 BY AJ Total Acres: 5.11 Total Land Value: 55,188 Market: 0 Agricultural: 0 Common: 55,188 PRINTED 11/16/2026 BY SYS