

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

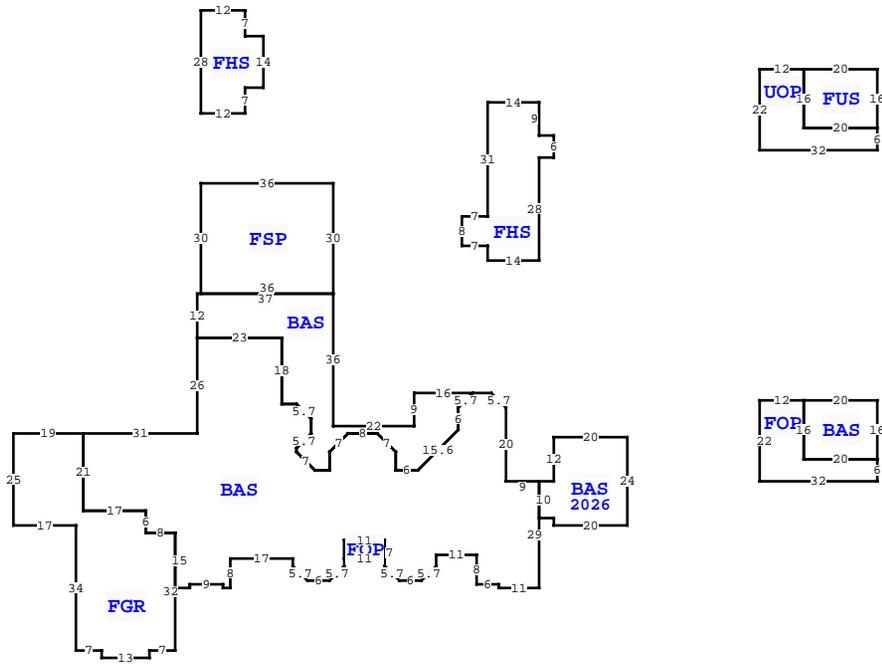
TEPEDINO MIGUEL J/TEPEDINO KELLY
135 SW STONERIDGE DR
LAKE CITY, FL 32024

2026

01-5S-16-03406-101

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	50
Interior Floor	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/	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2016		Heated Area: 8098					HX Base Yr	2016



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	1,019,383		
TOTAL MARKET OB/XF VALUE	90,058		
TOTAL LAND VALUE - MARKET	55,188		
TOTAL MARKET VALUE	1,164,629		
SOH/AGL Deduction	332,010		
ASSESSED VALUE	832,619		
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE	781,208		
TOTAL JUST VALUE	1,164,629		
NCON VALUE	58,172		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,098,394		

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 / I	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						

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

TOTAL OB/XF												90,058												
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	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							

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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							

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

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