LOT 2, 3 & W1/2 OF LOT 4 ROSE CREEK PLANTATION S/D & ALL OF SW COVEWOOD CT LYING BETWEEN

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

2026

01-5S-16-03406-102

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2021 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	124,430
TOTAL LAND VALUE - MARKET	138,090
TOTAL MARKET VALUE	145,880
SOH/AGL Deduction	0
ASSESSED VALUE	145,880
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	145,880
TOTAL JUST VALUE	262,520
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	262,520

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32998	STORAGE	627	05/21/2015

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 & SARAH BURBACH						
GRANTEE: MICHUEL J & KELLY T						
1280/2403	8/29/2014	WD	U	V	11	100
GRANTOR: MTM CAPITAL HOLDINGS						
GRANTEE: JAMES & SARAH BURBA						

BUILDING NOTES

BUILDING DIMENSIONS

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	0001	RES MISC	0	0	122	44	5,368.00	UT	20.00	20.00	100	2015	2015	3	100	107,360	
2	0040	BARN,POLE	0	0	42	110	4,620.00	UT	2.50	2.50	100	2014	2014	3	100	11,550	
3	0166	CONC,PAVMT	0	0	0	0	2,760.00	UT	2.00	2.00	100	2015	2015	3	100	5,520	

LAND DESCRIPTION

TOTAL OB/XF 124,430

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	4900	C	STRG/BARN	0		A-3	0.00	0.00	2.01	AC		1.00	1.00	0.90	10,000.00	9,000.00	18,090							
2	6200	A	PASTURE 3	0		A-3	0.00	0.00	12.00	AC		1.00	1.00	1.00	280.00	280.00	3,360							
3	9910	M	MKT.VAL.AG	0		A-3	0.00	0.00	12.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	120,000							

REVIEW DATE 01/09/2026 BY KS Total Acres: 14.01 Total Land Value: 21,450 Market: 120,000 Agricultural: 3,360 Common: 18,090 PRINTED 06/22/2026 BY SYS