

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

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

**2026**

01-5S-16-03406-102  


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 124,430 <b>TOTAL LAND VALUE - MARKET</b> 138,090 <b>TOTAL MARKET VALUE</b> 145,880 SOH/AGL Deduction 0 <b>ASSESSED VALUE</b> 145,880 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 145,880 <b>TOTAL JUST VALUE</b> 262,520 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 262,520																							
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b> 32998      STORAGE      627      05/21/2015																							
																				<b>SALES DATA</b> <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q / U</th> <th>V / I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1305/1385</td> <td>12/03/2015</td> <td>WD</td> <td>Q</td> <td>I</td> <td>01</td> <td>950,000</td> </tr> </tbody> </table> GRANTOR: JAMES & SARAH BURBACH GRANTEE: MICHAEL J & KELLY T 1280/2403      8/29/2014      WD      U      V      11      100 GRANTOR: MTM CAPITAL HOLDINGS GRANTEE: JAMES & SARAH BURBA										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
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<b>TOTALS</b>																																											
<b>EXTRA FEATURES</b>																																											
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	0001	RES MISC	0	0	122	44			20.00	100	2015	2015	3	100	107,360																												
2	0040	BARN, POLE	0	0	42	110			2.50	100	2014	2014	3	100	11,550																												
3	0166	CONC, PAVMT	0	0	0	0			2.00	100	2015	2015	3	100	5,520																												
																<b>TOTAL OB/XF</b> 124,430																											
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	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																										
<b>REVIEW DATE</b> 01/09/2026 <b>BY</b> ks Total Acres: 14.01 Total Land Value: 21,450 Market: 120,000 Agricultural: 3,360 Common: 18,090 <b>PRINTED 05/08/2026 BY SYS</b>																																											