LOT 4 ROSE CREEK PLANTATION S/D
W1/2 DESC IN ORB 943-27.

KARSNER GARRY L/KARSNER FLORENCE L
405 SW STONERIDGE DR
LAKE CITY, FL 32024

2027

01-5S-16-03406-104

BUILDING CHARACTERISTICS

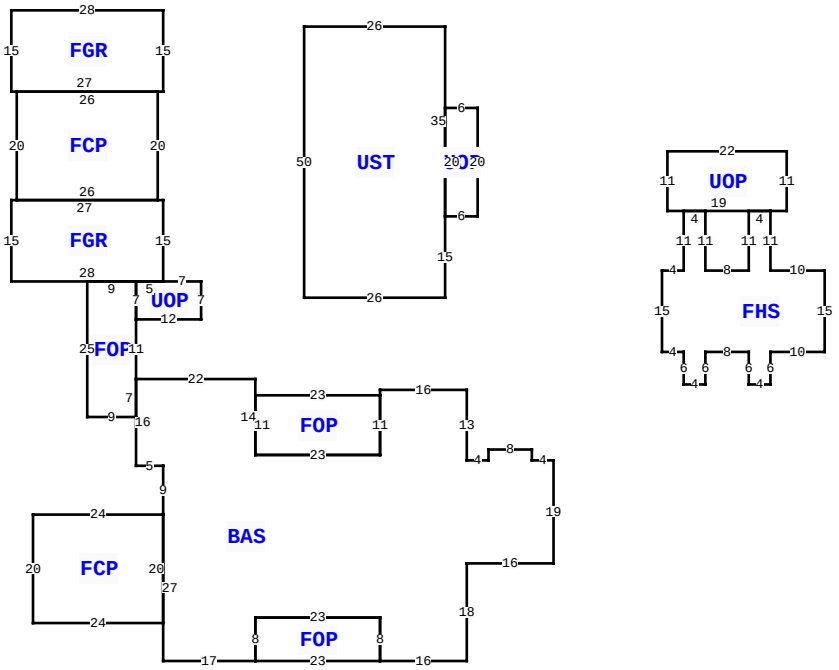
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 70
Roof Cover	03	COMP SHNGL 30
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	2,774	100		2,774	268,227
FCP	480	25		120	11,603
FCP	520	25		130	12,570
FGR	420	55		231	22,336
FGR	420	55		231	22,336
FHS	586	60		352	34,036
FOP	184	30		55	5,318
FOP	225	30		68	6,575
FOP	253	30		76	7,349
UOP	84	20		17	1,644
TOTALS	7,608			4,711	455,522

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,711	121.2461	133.37	628,306	2003	2003	0	0	0	27.50	72.50

1 SINGLE FAM 100% - 2023 Heated Area: 3360 HX Base Yr 2023



** This building has 13 Sub-Areas

405 SW STONERIDGE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 MLU
INC DATE		AG DATE	

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	7,086.00	UT	1.20	1.20	100	2003	2003	3	100	8,503	
2	0169	FENCE/WOOD	0	100	0	0	288.00	UT	10.50	10.50	60	2009	2009	3	60	1,814	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	455,522
TOTAL MARKET OB/XF VALUE	10,317
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	515,839
SOH/AGL Deduction	179,422
ASSESSED VALUE	336,417
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	285,006
TOTAL JUST VALUE	515,839
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	524,139

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19194	SFR	530	02/05/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1466/1475	5/11/2022	WD	Q	I	01	580,000
GRANTOR: KLANDERUD STEVEN L						
GRANTEE: KARSNER GARRY L						
0917/1554	1/05/2001	WD	Q	V		49,900
GRANTOR: WESTFIELD GROUP INC						
GRANTEE: STEVEN & ELAINE KLA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W4 N2 W8 S2 W4 N13 W16 S1 FOP= W23 S11 E23 N11$ S11 W23 N14 W22 FOP= N11 UOP= E12 N7 W7 FGR= N15 W1 FCP= N20 FGR= E1 N15 W28 S15 E27$ W26 S20 E26$ W27 S15 E28$ W5 S7$ N7 W9 S25 E9 N7$ S16 E5 S9 FCP= W24 S20 E24 N20$ S27 E17 FOP= E23 N8 W23 S8$ N8 E23 S8 E16 N18 E16 N19$ PTR= N20 E20 FHS= E4 S6 E4 N6 E8 S6 E4 N6 E10 N15 W10 N11 UOP= E3 N11 W22 S11 E19$ W4 S11 W8 N11 W4 S11 W4 S15$ S20 W20$ PTR= N30 W20 UST= N15 UOP= E6 N20 W6 S20$ N35 W26 S50 E26$ E20 S30$.

LAND DESCRIPTION

TOTAL OB/XF 10,317

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	2.50	AC		1.00	1.00	1.00	20,000.00	20,000.00	50,000							

REVIEW DATE 01/09/2026 BY JB Total Acres: 2.50 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/16/2026 BY SYS