

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 Floor	14	CARPET 90
Interior Floor	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

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%	- 2023								
			Heated Area: 3360				HX Base Yr 2023				

** This building has 13 Sub-Areas
405 SW STONERIDGE DR, LAKE CITY

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

Quality		DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
07	07	0100	SINGLE FAMILY			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	277,981		
FCP	480	25		120	12,025		
FCP	520	25		130	13,028		
FGR	420	55		231	23,149		
FGR	420	55		231	23,149		
FHS	586	60		352	35,273		
FOP	184	30		55	5,511		
FOP	225	30		68	6,814		
FOP	253	30		76	7,616		
UOP	84	20		17	1,704		
TOTALS	7,608			4,711	472,087		

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	472,087			
TOTAL MARKET OB/XF VALUE	10,317			
TOTAL LAND VALUE - MARKET	50,000			
TOTAL MARKET VALUE	532,404			
SOH/AGL Deduction	205,786			
ASSESSED VALUE	326,618			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	275,207			
TOTAL JUST VALUE	532,404			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	527,136			

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	Q	I	01	580,000
GRANTOR: KLANDERUD STEVEN L						
GRANTEE: KARSNER GARRY L						
0917/1554	1/05/2001	WD Q	Q	V		49,900
GRANTOR: WESTFIELD GROUP INC						
GRANTEE: STEVEN & ELAINE KLA						

BLD DATE		LGL DATE	
04/20/2026	MLU		

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