THE W 2.50 AC OF LOT 10 ROSE
CREEK PLANTATION S/D PHASE 1.
ALSO DESC AS: COMM AT INTERS

NICKELSON JOSHUA A/NICKELSON DANETTE M
204 SW STONERIDGE DR
LAKE CITY, FL 32024

2027

01-5S-16-03406-110

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition		N/A 100
Heating Type		N/A 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	08	08
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	4,009	100		4,009	419,723
FGR	751	55		413	43,239
FOP	835	30		250	26,174
TOTALS	5,595			4,672	489,136

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	4,672	128.6220	141.48	660,995	2009	2009	0	0	10	16.00	74.00

1 SINGLE FAM 100% - 2013 Heated Area: 4009 HX Base Yr 2013

204 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	0180	FPLC 1STRY	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	2009	2009	3	100	4,000	
2	0166	CONC,PAVMT	0	100	0	0	4,553.00	UT	2.25	2.25	50	2009	2009	3	50	5,122	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		489,136
TOTAL MARKET OB/XF VALUE		9,122
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		548,258
SOH/AGL Deduction		171,129
ASSESSED VALUE		377,129
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		325,718
TOTAL JUST VALUE		548,258
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		557,178

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24655	SFR	1,161	06/22/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1243/0695	10/15/2012	WD	U	I	37	150,000
GRANTOR: JACOB ROCHE						
GRANTEE: JOSHUA A & DANETTE						
1226/1882	12/14/2011	WD	U	I	12	250,000
GRANTOR: SUNTRUST BANK						
GRANTEE: JACOB ROCHE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= 4009$ FOP= 835$ FGR= 751$.

LAND DESCRIPTION

TOTAL OB/XF 9,122

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 KS Total Acres: 2.50 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/16/2026 BY SYS