

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

2026

01-5S-16-03406-110

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 MSNRY STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	08 CLAY TILE 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 50
Interior Floor	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
Architectural	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
BAS	4,009 100
FGR	751 55
FOP	835 30
TOTALS	5,595 4,672 498,056

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
1	SINGLE FAM	100%	2013										
				Heated Area:	4009			HX Base Yr	2013				

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			498,056
TOTAL MARKET OB/XF VALUE			9,122
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			557,178
SOH/AGL Deduction			191,033
ASSESSED VALUE			366,145
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			314,734
TOTAL JUST VALUE			557,178
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			558,908

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						

EXTRA FEATURES																
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	0180	FPLC 1STRY	0	100	0	0		2.00	UT 2,000.00	100	2009	2009	3	100	4,000	
2	0166	CONC,PAVMT	0	100	0	0		4,553.00	UT 2.25	50	2009	2009	3	50	5,122	
														TOTAL OB/XF	9,122	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= 4009\$ FOP= 835\$ FGR= 751\$.	

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							