

THE E 2.50 AC OF LOT 10 ROSE  
CREEK PLANTATION PH 1, DESC AS  
COMM AT INTERS E R/W LINE OF

VARILLAS YENNIFER M BRAVO  
270 SW STONERIDGE DR  
LAKE CITY, FL 32024

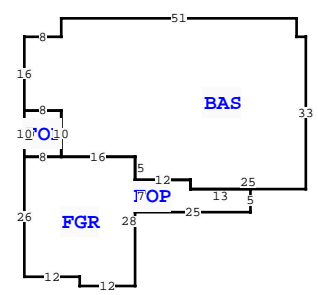
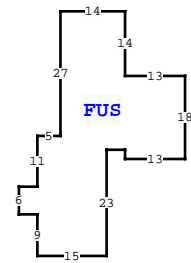
2026

01-5S-16-03406-210



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Architectual Units	05	CONV	100
Condition Adj	03	03	100
Kitchen Adjus	02	02	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
BAS	1,945	100	
FGR	648	55	
FOP	80	30	
FOP	149	30	
FUS	1,038	100	
TOTALS	3,860		

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%	- 2022								
					Heated Area: 2983						
						HX Base Yr 2022					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			414,880
TOTAL MARKET OB/XF VALUE			13,964
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			478,844
SOH/AGL Deduction			44,510
ASSESSED VALUE			434,334
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			382,923
TOTAL JUST VALUE			478,844
NCON VALUE			5,700
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			473,025

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27880	SFR	1,145	06/15/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1406/0153	2/18/2020	WD Q	Q	I	01	394,900
GRANTOR: JAZEN & LOREN BLAIYZE						
GRANTEE: YENNIFER M BRAVO VA						
1324/1045	10/26/2016	WD Q	Q	I	01	305,000
GRANTOR: ANTHONY & NICOLE A SK						
GRANTEE: JAZEN & LOREN BLAIY						

270 SW STONERIDGE DR, LAKE CITY

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

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	0166	CONC, PAVMT	0	100	0	0	2,784.00	UT	2.25	2.25	100	2010	2010	3	100	6,264	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2010	2010	3	100	2,000	
3	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

BUILDING NOTES									
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**BUILDING DIMENSIONS**  
BAS= W51 S4 W8 S16 FOP= S10 E8 N10 W8\$ E8 S10 FGR= W8 S26  
E12 S2 E12 N28 W16\$ E16 S5 FOP= S7 E25 N5 W13 N2 W12\$ E12 S2  
E25 N33 W2 N4\$ PTR= N30 FUS= N23 E4 S2 E13 N18 W13 N14 W14  
S27 W5 S11 W4 S6 E4 S9 E15\$ 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							