LOT 6 STONEHENGE PHASE 2.
WD 1053-917. WD 1072-1448, WD 12

BELLAMY JOHNATHAN M
118 SW GUINEVERE WAY
LAKE CITY, FL 32024

2026

23-4S-16-03099-206

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

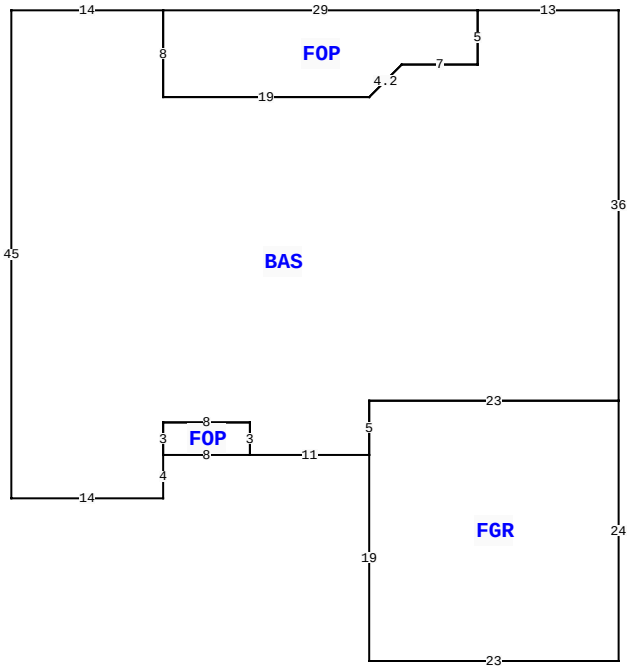
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	13	LAM/VNLPLK 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	23416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,007	100		2,007	197,280
FGR	552	55		304	29,882
FOP	24	30		7	688
FOP	207	30		62	6,094
TOTALS	2,790			2,380	233,945

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,380	109.7070	122.87	292,431	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2022 Heated Area: 2007 HX Base Yr 2022



118 SW GUINEVERE WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		233,945
TOTAL MARKET OB/XF VALUE		5,354
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		274,299
SOH/AGL Deduction		38,846
ASSESSED VALUE		235,453
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		184,731
TOTAL JUST VALUE		274,299
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,223

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049042	Roof Replacement	49,003	01/18/2024
23513	SFR	586	08/19/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1437/398	5/07/2021	WD	Q	I	01	245,000
GRANTOR: LINXWILER BETTY S						
GRANTEE: BELLAMY JOHNATHAN M						
1337/1295	5/18/2017	WD	Q	I	01	195,000
GRANTOR: KENNON A WRIGHT						
GRANTEE: GLEN B & BETTY S LI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FOP= W29 S8 E19 R3 U3 E7 N5$ S5 W7 D3 L3 W19 N8 W14 S45 E14 N4 FOP= E8 N3 W8 S3$ N3 E8 S3 E11 FGR= S19 E23 N24 W23 S5$ N5 E23 N36$.

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	1,649.00	UT	2.25	2.25	100	2005	2005	3	100	3,710	
2	0169	FENCE/WOOD	0	100	0	0	250.00	UT	13.50	13.50	25	2009	2009	3	25	844	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 5,354

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 02/26/2025 BY KS Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2025 BY SYS