LOT 9 STONEHENGE PHASE 2.
QC 1078-826, WD 1436-1675, WD 14

SOUCINEK MEAGAN ELIZABETH
194 SW GUINEVERE WAY
LAKE CITY, FL 32024

2026

23-4S-16-03099-209

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

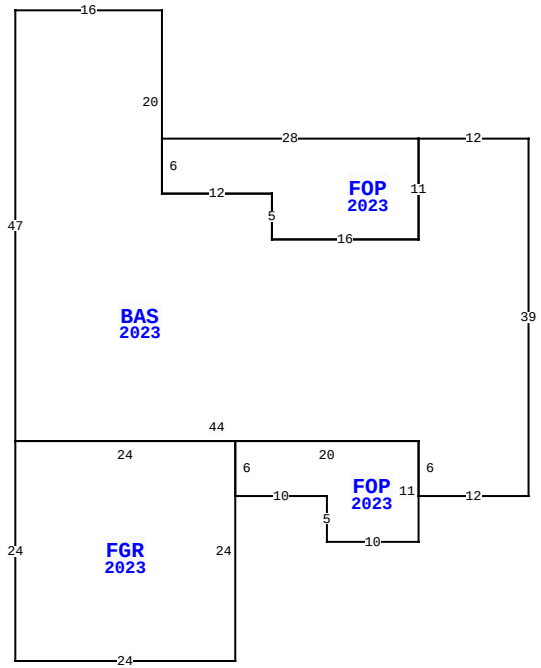
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
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	1,896	100	2023	1,896	257,955
FGR	576	55	2023	317	43,128
FOP	170	30	2023	51	6,938
FOP	248	30	2023	74	10,068
TOTALS	2,890			2,338	318,090

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,338	125.2350	140.26	327,928	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2023 Heated Area: 1896 HX Base Yr 2023



194 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		318,090
TOTAL MARKET OB/XF VALUE		5,380
TOTAL LAND VALUE - MARKET		29,750
TOTAL MARKET VALUE		353,220
SOH/AGL Deduction		14,655
ASSESSED VALUE		338,565
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		287,843
TOTAL JUST VALUE		353,220
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		356,499

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043312	New Residential C	150,000	12/06/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1544/920	6/27/2025	QC	U	I	11	100
GRANTOR: CORNERSTONE DEVELOPER						
GRANTEE: FCS TRUST DATED JAN						
1473/854	8/02/2022	WD	Q	I	01	350,000
GRANTOR: CORNERSTONE DEVELOPER						
GRANTEE: SOUCINCK MEAGAN ELI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=90,20] W12 S11 W16 N5 W12 N20 W16 S47 E44 S6 E12 N39 $
FGR=[YR=2023;ORIG=34,53] E24 S24 W24 N24 $
FOP=[YR=2023;ORIG=78,20] W28 S6 E12 S5 E16 N11 $
FOP=[YR=2023;ORIG=78,53] W20 S6 E10 S5 E10 N11 $
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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	960.00	UT	3.00	3.00	100	2023	2022		100	2,880	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2025	2024		100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 5,380

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	0.85	35,000.00	29,750.00	29,750							

REVIEW DATE 02/26/2025 BY KS Total Acres: 0.51 Total Land Value: 29,750 Market: 0 Agricultural: 0 Common: 29,750 PRINTED 11/18/2025 BY SYS