LOT 16 STONEHENGE PHASE 2.

1034-1424, QC 1060-449,

MORGAN STEPHEN D/MORGAN LISA P
173 SW LANCELOT GLEN
LAKE CITY, FL 32024

2026

23-4S-16-03099-216

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

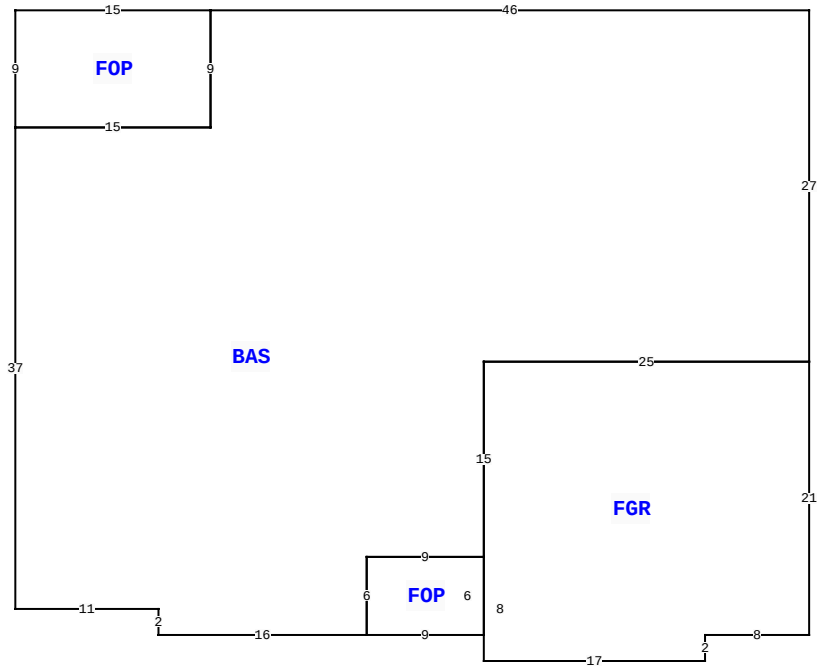
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	23416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,192	100		2,192	222,882
FGR	559	55		307	31,216
FOP	54	30		16	1,627
FOP	135	30		40	4,067
TOTALS	2,940			2,555	259,792

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,555	113.4840	127.10	324,740	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2006 Heated Area: 2192 HX Base Yr 2006



173 SW LANCELOT GLN, 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		259,792
TOTAL MARKET OB/XF VALUE		7,469
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		302,261
SOH/AGL Deduction		110,738
ASSESSED VALUE		191,523
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		140,801
TOTAL JUST VALUE		302,261
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		305,508

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048904	Roof Replacement	9,500	12/21/2023
22725	SFR	669	01/24/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1034/1424	12/29/2004	WD	Q	V		25,000

GRANTOR: WILLIAMS & ETAL

GRANTEE: MORGAN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 FOP= W15 S9 E15 N9$ S9 W15 S37 E11 S2 E16 FOP= E9 N6 W9 S6$ N6 E9 FGR= S8 E17 N2 E8 N21 W25 S15$ N15 E25 N27$.

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	1,445.00	UT	2.00	2.00	100	2005	2005	3	100	2,890	
2	0070	CARPORT UF	0	100	18	30	540.00	UT	2.00	2.00	100	2009	2009	3	100	1,080	
3	0169	FENCE/WOOD	0	100	0	0	432.00	UT	13.50	13.50	60	2009	2009	3	60	3,499	

LAND DESCRIPTION

TOTAL OB/XF 7,469

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: 0.57 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2025 BY SYS