

MORGAN TIMOTHY LEE/MORGAN TAMMY C
217 SW LANCELOT GLN
LAKE CITY, FL 32024

2026



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																							
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																							
ELEMENT	CD	19	08	03	05	14	15	03	04	02	1.	05	03	01	05	05	0100	06	23416.00	1.00/	217 SW LANCELOT GLN, LAKE CITY																																						
Exterior Wall	19	COMMON BRK 100	08	IRREGULAR 100	03	COMP SHNGL 100	05	DRYWALL 100	14	CARPET 80	15	HARDTILE 20	03	CENTRAL 100	04	AIR DUCTED 100	02	WOOD FRAME 100	1.	1. 100	05	CONV 100	03	03 100	01	01 100	05	05	0100	SINGLE FAMILY	06	23416.00	1.00/	217 SW LANCELOT GLN, LAKE CITY																									
Roof Structur	08	IRREGULAR 100	03	COMP SHNGL 100	05	DRYWALL 100	14	CARPET 80	15	HARDTILE 20	03	CENTRAL 100	04	AIR DUCTED 100	02	WOOD FRAME 100	1.	1. 100	05	CONV 100	03	03 100	01	01 100	05	05	0100	SINGLE FAMILY	06	23416.00	1.00/	217 SW LANCELOT GLN, LAKE CITY																											
Roof Cover	03	COMP SHNGL 100	05	DRYWALL 100	14	CARPET 80	15	HARDTILE 20	03	CENTRAL 100	04	AIR DUCTED 100	02	WOOD FRAME 100	1.	1. 100	05	CONV 100	03	03 100	01	01 100	05	05	0100	SINGLE FAMILY	06	23416.00	1.00/	217 SW LANCELOT GLN, LAKE CITY																													
Interior Wall	05	DRYWALL 100	14	CARPET 80	15	HARDTILE 20	03	CENTRAL 100	04	AIR DUCTED 100	02	WOOD FRAME 100	1.	1. 100	05	CONV 100	03	03 100	01	01 100	05	05	0100	SINGLE FAMILY	06	23416.00	1.00/	217 SW LANCELOT GLN, LAKE CITY																															
Interior Floo	14	CARPET 80	15	HARDTILE 20	03	CENTRAL 100	04	AIR DUCTED 100	02	WOOD FRAME 100	1.	1. 100	05	CONV 100	03	03 100	01	01 100	05	05	0100	SINGLE FAMILY	06	23416.00	1.00/	217 SW LANCELOT GLN, LAKE CITY																																	
Interior Floo	15	HARDTILE 20	03	CENTRAL 100	04	AIR DUCTED 100	02	WOOD FRAME 100	1.	1. 100	05	CONV 100	03	03 100	01	01 100	05	05	0100	SINGLE FAMILY	06	23416.00	1.00/	217 SW LANCELOT GLN, LAKE CITY																																			
Air Condition	03	CENTRAL 100	04	AIR DUCTED 100	02	WOOD FRAME 100	1.	1. 100	05	CONV 100	03	03 100	01	01 100	05	05	0100	SINGLE FAMILY	06	23416.00	1.00/	217 SW LANCELOT GLN, LAKE CITY																																					
Heating Type	04	AIR DUCTED 100	02	WOOD FRAME 100	1.	1. 100	05	CONV 100	03	03 100	01	01 100	05	05	0100	SINGLE FAMILY	06	23416.00	1.00/	217 SW LANCELOT GLN, LAKE CITY																																							
Bedrooms	02	WOOD FRAME 100	1.	1. 100	05	CONV 100	03	03 100	01	01 100	05	05	0100	SINGLE FAMILY	06	23416.00	1.00/	217 SW LANCELOT GLN, LAKE CITY																																									
Bathrooms	05	CONV 100	03	03 100	01	01 100	05	05	0100	SINGLE FAMILY	06	23416.00	1.00/	217 SW LANCELOT GLN, LAKE CITY																																													
Frame	01	01 100	05	05	0100	SINGLE FAMILY	06	23416.00	1.00/	217 SW LANCELOT GLN, LAKE CITY																																																	
Stories	05	CONV 100	03	03 100	01	01 100	05	05	0100	SINGLE FAMILY	06	23416.00	1.00/	217 SW LANCELOT GLN, LAKE CITY																																													
Architectual	03	03 100	01	01 100	05	05	0100	SINGLE FAMILY	06	23416.00	1.00/	217 SW LANCELOT GLN, LAKE CITY																																															
Units	01	01 100	05	05	0100	SINGLE FAMILY	06	23416.00	1.00/	217 SW LANCELOT GLN, LAKE CITY																																																	
Condition Adj	03	03 100	01	01 100	05	05	0100	SINGLE FAMILY	06	23416.00	1.00/	217 SW LANCELOT GLN, LAKE CITY																																															
Kitchen Adjus	01	01 100	05	05	0100	SINGLE FAMILY	06	23416.00	1.00/	217 SW LANCELOT GLN, LAKE CITY																																																	
TOTALS																				2,805																2,364	250,117																						
EXTRA FEATURES																				217 SW LANCELOT GLN, LAKE CITY										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE										04/03/2025 MLU									
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	2,127.00			UT	1.50			1.50			100	2006	2006	3	100	3,191																																			
2	0169	FENCE/WOOD			0	100	0	0	450.00			UT	13.50			13.50			70	2009	2009	3	70	4,253																																			
3	0030	BARN, MT			0	100	0	0	1.00			UT	9,300.00			9,300.00			100	2025	2024		100	9,300																																			
4	0252	LEAN-TO W/			0	100	0	0	1.00			UT	1,500.00			1,500.00			100	2025	2024		100	1,500																																			