LOT 20 STONEHENGE PHASE 2.

WD 1177-782,783 WD 1550-459,

CRAY ELMIRA CASSANDRA
234 SW LANCELOT GLN
LAKE CITY, FL 32024

2026

23-4S-16-03099-220

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

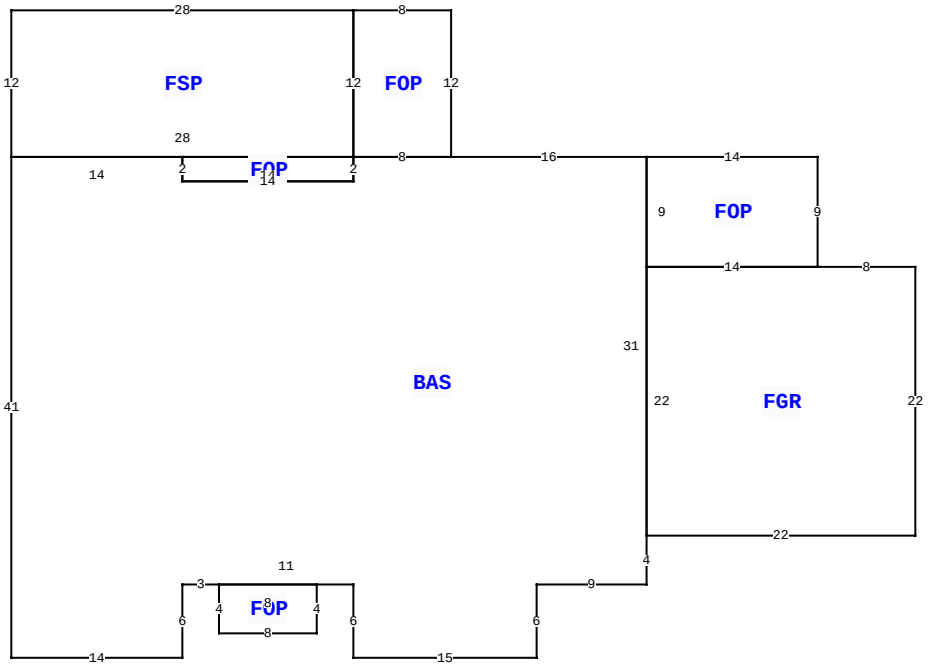
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	23416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,966	100		1,966	203,580
FGR	484	55		266	27,544
FOP	28	30		8	829
FOP	32	30		10	1,035
FOP	96	30		29	3,003
FOP	126	30		38	3,935
FSP	336	40		134	13,876
TOTALS	3,068			2,451	253,802

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,451	114.1440	127.84	313,336	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2010 Heated Area: 1966 HX Base Yr 2010



234 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		253,802
TOTAL MARKET OB/XF VALUE		10,255
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		299,057
SOH/AGL Deduction		110,358
ASSESSED VALUE		188,699
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		137,977
TOTAL JUST VALUE		299,057
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,849

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054376	Roof Replacement	26,248	10/30/2025
24754	SFR	604	07/17/2006
24716	SFR	613	07/06/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1550/459	9/25/2025	WD	Q	I	01	339,000
GRANTOR: WILLIAMS ALLEN K						
GRANTEE: CRAY ELMIRA CASSAND						
1177/0783	7/15/2009	WD	Q	I	01	160,000
GRANTOR: DONALD & SANDRA WILLI						
GRANTEE: ALLEN & PATRICIA WI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FOP= N12 W8 S12 E8$ W8 FSP= N12 W28 S12 E28 $ FOP= W14 S2 E14N2$ S2 W14 N2 W14 S41 E14 N6 E3 FOP= S4 E8 N4 W8$ E11 S6E15 N6 E9 N4 FGR= E22 N22 W8FOP= N9 W14 S9 E14$ W14 S22$ N31$.

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	1,222.00	UT	2.50	2.50	100	2009	2009	3	100	3,055	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2025	2024		100	1,800	
3	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

LAND DESCRIPTION

TOTAL OB/XF 10,255

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 09/30/2025 BY TP Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2025 BY SYS