LOT 28 STONEHENGE PHASE 2.
QC 1078-827,828, WD 1431-2790, W

NAJEM DANIEL W/NAJEM ALYSSA A
117 SW GUINEVERE WAY
LAKE CITY, FL 32024

2026

23-4S-16-03099-228

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

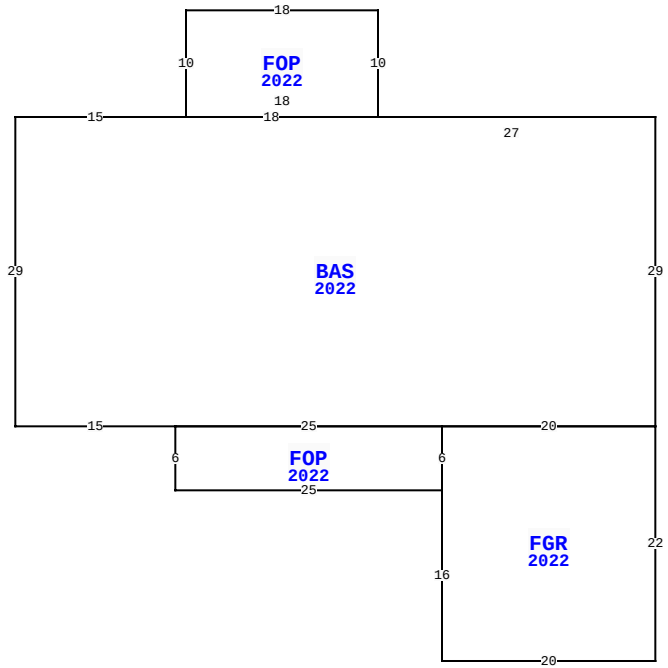
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	1,740	100	2022	1,740	215,615
FGR	440	55	2022	242	29,988
FOP	150	30	2022	45	5,577
FOP	180	30	2022	54	6,691
TOTALS	2,510			2,081	257,870

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,081	115.2480	129.08	268,615	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2023 Heated Area: 1740 HX Base Yr 2023



117 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		257,870
TOTAL MARKET OB/XF VALUE		2,800
TOTAL LAND VALUE - MARKET		29,750
TOTAL MARKET VALUE		290,420
SOH/AGL Deduction		12,721
ASSESSED VALUE		277,699
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		226,977
TOTAL JUST VALUE		290,420
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,107

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041877	New Residential C	180,000	05/11/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1456/2745	1/10/2022	WD	Q	I	01	318,000
GRANTOR: CONNER JAMES						
GRANTEE: NAJEM DANIEL W						
1431/2790	3/04/2021	WD	Q	V	01	24,000
GRANTOR: MHATRE AJAY U & CYNTH						
GRANTEE: CONNER JAMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=50,20] S29 E15 E25 E20 N29 W27 W18 W15 $
FOP=[YR=2022;ORIG=66,10] S10 E18 N10 W18 $
FOP=[YR=2022;ORIG=65,49] S6 E25 N6 W25 $
FGR=[YR=2022;ORIG=90,49] S6 S16 E20 N22 W20 $
.

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	1.00	UT	2,800.00	2,800.00	100	2025	2024		100	2,800	

LAND DESCRIPTION

TOTAL OB/XF 2,800

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 11/17/2025 BY SYS