LOT 8 STONEHENGE PHASE 2.

QC 1078-827,829, WD 1437-745,

ROBERTS MICHAEL
657 SW CATHERINE LN
LAKE CITY, FL 32025

2027

23-4S-16-03099-208

BUILDING CHARACTERISTICS

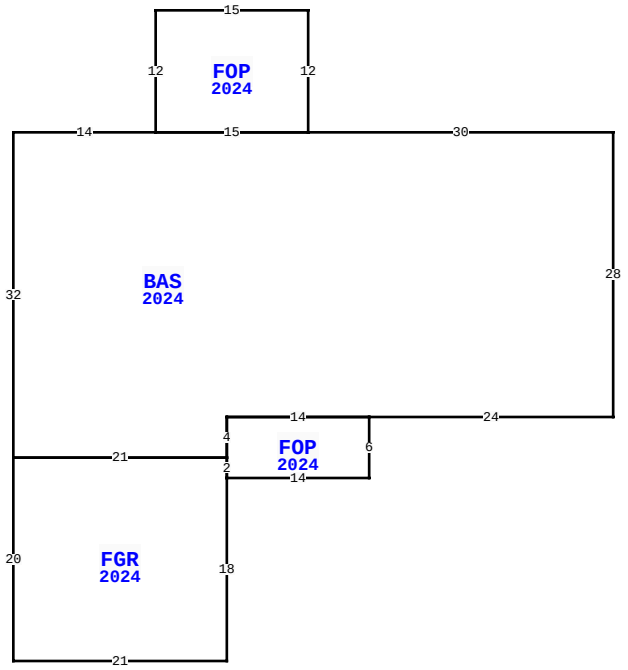
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,736	100	2024	1,736	209,070
FGR	420	55	2024	231	27,820
FOP	84	30	2024	25	3,011
FOP	180	30	2024	54	6,503
TOTALS	2,420			2,046	246,404

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,046	111.7200	122.89	251,433	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 0% - 2024 Heated Area: 1736 HX Base Yr



170 SW GUINEVERE WAY, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0	0	0	600.00	UT	3.00	3.00	100	2024	2023		100	1,800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	246,404
TOTAL MARKET OB/XF VALUE	1,800
TOTAL LAND VALUE - MARKET	29,750
TOTAL MARKET VALUE	277,954
SOH/AGL Deduction	0
ASSESSED VALUE	277,954
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	277,954
TOTAL JUST VALUE	277,954
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	282,446

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045726	New Residential C	170,000	12/15/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1437/745	5/07/2021	WD	Q	V	05	70,500
GRANTOR: MIHALCIK ANITA U MHAT						
GRANTEE: ROBERTS MICHAEL						
1078/0829	12/22/2005	QC	Q	V	01	100
GRANTOR: UMESH & SHILPA MHATRE						
GRANTEE: ANITA U MHATRE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=61,10] S32 E21 N4 E14 E24 N28 W30 W15 W14 $
FOP=[YR=2024;ORIG=75,-2] S12 E15 N12 W15 $
FGR=[YR=2024;ORIG=61,42] S20 E21 N18 N2 W21 $
FOP=[YR=2024;ORIG=82,38] S4 S2 E14 N6 W14 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,800

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	0		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 11/17/2026 BY SYS