LOT 10 STONEHENGE PHASE 2.

QC 1078-826, WD 1436-1675, QC 15

CORNERSTONE DEVELOPERS II LLC
P O BOX 1867
LAKE CITY, FL 32056

2027

23-4S-16-03099-210

BUILDING CHARACTERISTICS

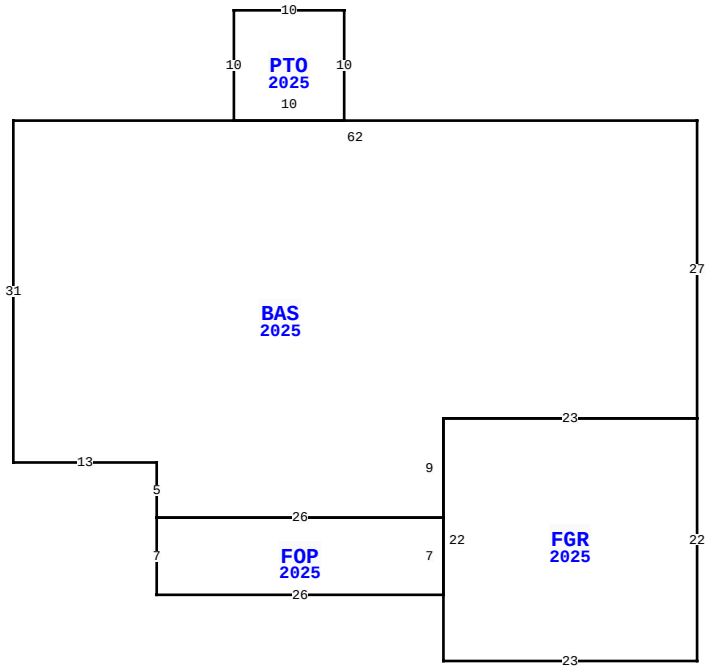
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,960	100	2025	1,960	238,786
FGR	506	55	2025	278	33,869
FOP	182	30	2025	55	6,700
PTO	100	5	2025	5	609
TOTALS	2,748			2,298	279,964

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,298	111.8700	123.06	282,792	2024	2024	0	0	0	1.00	99.00

1 SINGLE FAM 0% - 2025 Heated Area: 1960 HX Base Yr



128 SW KING ARTHURS GLN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	279,964
TOTAL MARKET OB/XF VALUE	1,440
TOTAL LAND VALUE - MARKET	29,750
TOTAL MARKET VALUE	311,154
SOH/AGL Deduction	0
ASSESSED VALUE	311,154
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	311,154
TOTAL JUST VALUE	311,154
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	316,227

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047836	New Residential C	175,000	08/07/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1544/920	6/27/2025	QC	U	I	11	100
GRANTOR: CORNERSTONE DEVELOPER						
GRANTEE: FCS TRUST DATED JAN						
1436/1675	4/30/2021	WD	Q	V	05	100,000
GRANTOR: WILLIAMS DONALD E						
GRANTEE: CORNERSTONE DEVELOP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=-10,-10] W62 S31 E13 S5 E26 N9 E23 N27 $
FGR=[YR=2025;ORIG=-33,17] E23 S22 W23 N22 $
FOP=[YR=2025;ORIG=-59,26] E26 S7 W26 N7 $
PTO=[YR=2025;ORIG=-52,-20] E10 S10 W10 N10 $
.

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	480.00	UT	3.00	3.00	100	2025	2024		100	1,440	

LAND DESCRIPTION

TOTAL OB/XF 1,440

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 01/09/2025 BY jerry Total Acres: 0.51 Total Land Value: 29,750 Market: 0 Agricultural: 0 Common: 29,750 PRINTED 11/17/2026 BY SYS