LOT 12 STONEHENGE PHASE 2.
WD 1088-1217, WD 1204-2122, WD 1

LAURICH STANLEY M/LAURICH COLLEEN M
113 SW KING ARTHURS GLN
LAKE CITY, FL 32024

2026

23-4S-16-03099-212

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

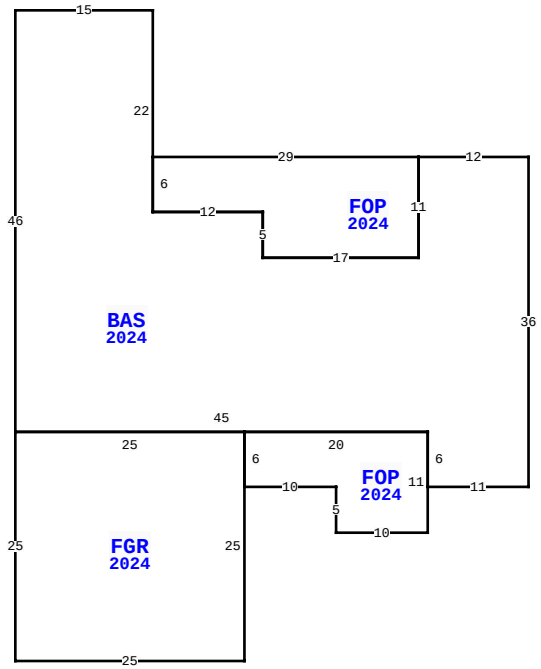
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,727	100	2024	1,727	202,588
FGR	625	55	2024	344	40,353
FOP	170	30	2024	51	5,983
FOP	259	30	2024	78	9,150
TOTALS	2,781			2,200	258,073

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,200	105.0000	119.70	263,340	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 1727 HX Base Yr 2024



113 SW KING ARTHURS GLN, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		258,073
TOTAL MARKET OB/XF VALUE		8,660
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		301,733
SOH/AGL Deduction		4,757
ASSESSED VALUE		296,976
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		245,565
TOTAL JUST VALUE		301,733
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,793

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045256	New Residential C	225,000	08/22/2022

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

1487/566	3/28/2023	WD	Q	I	01	374,900

GRANTOR: CORNERSTONE DEVELOPER
GRANTEE: LAURICH STANLEY M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,-11] W12 S11 W17 N5 W12 N22 W15 S46 E45 S6 E11 N36 $
FGR=[YR=2024;ORIG=-46,19] E25 S25 W25 N25 $
FOP=[YR=2024;ORIG=-2,-11] W29 S6 E12 S5 E17 N11 $
FOP=[YR=2024;ORIG=-1,19] W20 S6 E10 S5 E10 N11 $
.

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	620.00	UT	3.00	3.00	100	2024	2023		100	1,860	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2025	2024		100	1,800	
3	0030	BARN,MT	0	100	20	18	1.00	UT	4,200.00	4,200.00	100	2025	2024		100	4,200	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	800.00	800.00	100	2025	2024		100	800	

LAND DESCRIPTION

TOTAL OB/XF 8,660

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 03/25/2026 BY robin Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 05/12/2026 BY SYS