LOT 17 STONEHENGE PHASE 2.

WD 1099-1926, WD 1469-1008

BEARDSLEY JERALD/WANG RUIYU
195 SW LANCELOT GLN
LAKE CITY, FL 32024

2027

23-4S-16-03099-217

BUILDING CHARACTERISTICS

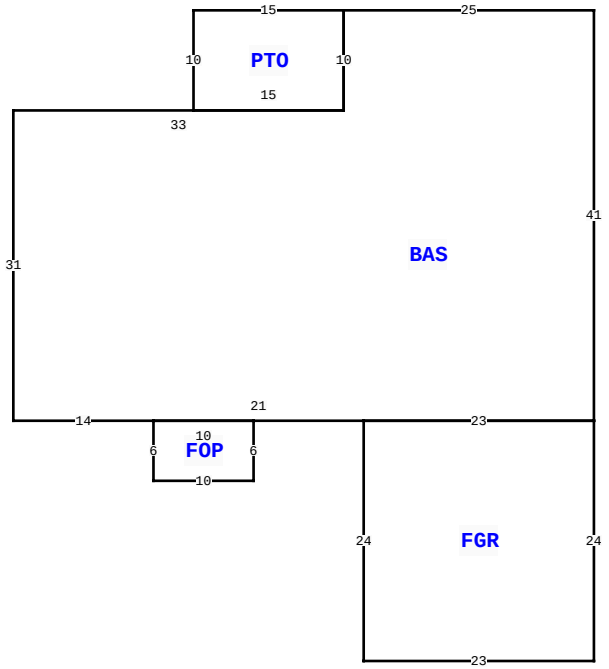
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	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	2,048	100		2,048	223,070
FGR	552	55		304	33,112
FOP	60	30		18	1,960
PTO	150	5		8	872
TOTALS	2,810			2,378	259,014

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,378	122.2452	134.47	319,770	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2023 Heated Area: 2048 HX Base Yr 2023



195 SW LANCELOT GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
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	100	0	0	1,036.00	UT	3.00	3.00	100	2006	2006	3	100	3,108	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	
3	0060	CARPORT F	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2025	2024		100	1,500	
4	0030	BARN,MT	0	100	0	0	1.00	UT	9,000.00	9,000.00	100	2025	2024		100	9,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	259,014
TOTAL MARKET OB/XF VALUE	13,708
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	307,722
SOH/AGL Deduction	0
ASSESSED VALUE	307,722
TOTAL EXEMPTION VALUE	HX HB VX 56,411
BASE TAXABLE VALUE	251,311
TOTAL JUST VALUE	307,722
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	312,421

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049650	Roof Replacement	9,500	04/18/2024
24439	SFR	616	04/27/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1469/1008	6/16/2022	WD	Q	I	01	317,000
GRANTOR: SWANTON DEBORAH LYNNE						
GRANTEE: BEARDSLEY JERALD						
1099/1926	10/18/2006	WD	Q	I		189,900
GRANTOR: DONALD & SANDRA WILLI						
GRANTEE: DEBORAH LYNNE SWANT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 PTO= W15 S10 E15 N10$ S10 W33 S31 E14 FOP= S6 E10 N6 W10$ E21 FGR= S24 E23 N24 W23$ E23 N41$.

LAND DESCRIPTION

TOTAL OB/XF 13,708

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 02/26/2025 BY KS Total Acres: 0.72 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS