LOT 18 STONEHENGE PHASE 2.
WD 1088-266, WD 1125-1036

MORGAN TIMOTHY LEE/MORGAN TAMMY C
217 SW LANCELOT GLN
LAKE CITY, FL 32024

2027

23-4S-16-03099-218

BUILDING CHARACTERISTICS

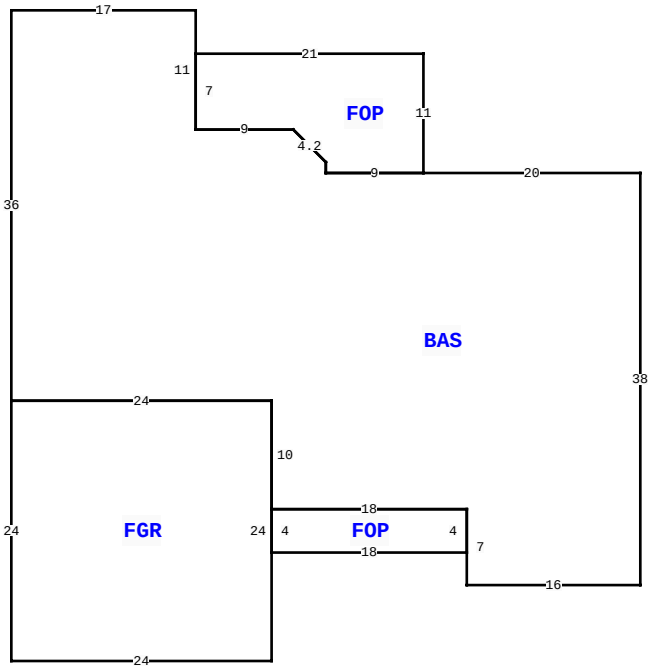
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	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	1,969	100		1,969	204,592
FGR	576	55		317	32,939
FOP	72	30		22	2,286
FOP	188	30		56	5,819
TOTALS	2,805			2,364	245,636

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,364	116.6220	128.28	303,254	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2008 Heated Area: 1969 HX Base Yr 2008



217 SW LANCELOT GLN, LAKE CITY

BLD DATE		LGL DATE	04/03/2025 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	100	0	0	2,127.00	UT	1.50	1.50	100	2006	2006	3	100	3,191	
2	0169	FENCE/WOOD	0	100	0	0	450.00	UT	13.50	13.50	70	2009	2009	3	70	4,253	
3	0030	BARN,MT	0	100	0	0	1.00	UT	9,300.00	9,300.00	100	2025	2024		100	9,300	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2025	2024		100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		245,636
TOTAL MARKET OB/XF VALUE		18,244
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		298,880
SOH/AGL Deduction		93,695
ASSESSED VALUE		205,185
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		153,774
TOTAL JUST VALUE		298,880
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,361

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051664	Roof Replacement	30,000	11/27/2024
23756	SFR	613	10/24/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1125/1036	7/13/2007	WD	Q	I		229,900
GRANTOR: FRANCES KESTAR GARDNE						
GRANTEE: TIMOTHY & TAMMY MOR						
1088/0266	6/22/2006	WD	Q	I		215,800
GRANTOR: DONALD & SANRA WILLIA						
GRANTEE: FRANCES LESTAR GARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 FOP= N11 W21 S7 E9 D3 R3 S1 E9$ W9 N1 L3 U3 W9 N11W17 S36 FGR= S24 E24 N24 W24$ E24 S10 FOP= S4 E18 N4 W18$ E18 S7 E16 N38$.

LAND DESCRIPTION

TOTAL OB/XF 18,244

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 02/28/2025 BY KS Total Acres: 1.01 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS