LOT 19 STONEHENGE PHASE 2.
WD 1062-173, WD 1352-960,

GITLAN SCOTT/GITLAN JESSICA
239 SW LANCELOT GLN
LAKE CITY, FL 32024

2027

23-4S-16-03099-219

BUILDING CHARACTERISTICS

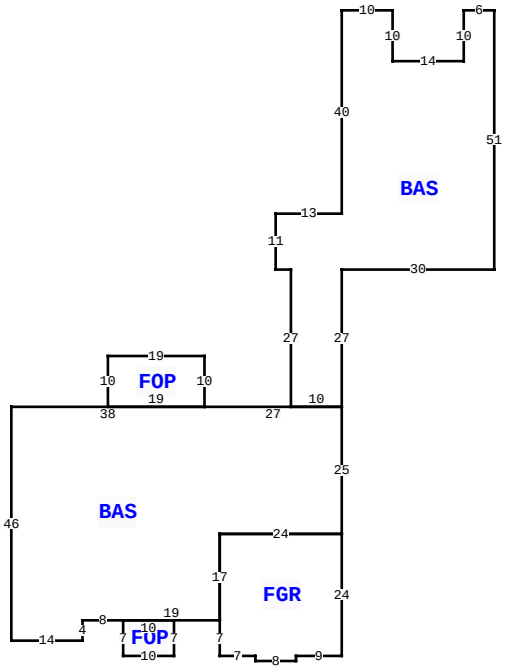
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	31	VINYL SID 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	1,803	100		1,803	174,692
BAS	2,378	100		2,378	230,403
FGR	584	55		321	31,101
FOP	70	30		21	2,034
FOP	190	30		57	5,523
TOTALS	5,025			4,580	443,754

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,580	111.3560	122.49	561,004	2006	2006	0	0	0	20.90	79.10

1 SINGLE FAM 100% - 2020 Heated Area: 4181 HX Base Yr 2020



239 SW LANCELOT GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	443,754
TOTAL MARKET OB/XF VALUE	46,696
TOTAL LAND VALUE - MARKET	42,000
TOTAL MARKET VALUE	532,450
SOH/AGL Deduction	125,245
ASSESSED VALUE	407,205
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	355,794
TOTAL JUST VALUE	532,450
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	540,529

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40213	POOL	0	07/24/2020
23772	SFR	710	10/25/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1352/0960	1/26/2018	WD	Q	I	01	340,000
GRANTOR: TROY M AND TARA L HOL						
GRANTEE: SCOTT & JESSICA GIT						
1062/0173	10/11/2005	WD	Q	V	01	100
GRANTOR: DONALD & SANDRA WILLI						
GRANTEE: TROY M AND TARA L H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 FOP= N10 W19 S10 E19$ W38 S46 E14 N4 E8 FOP= S7 E10 N7 W10$ E19 FGR= S7 E7 S1 E8 N1 E9 N24 W24 S17$ N17 E24 N25$
BAS= N27 E30 N51 W6 S10 W14 N10 W10 S40 W13 S11 E3 S27 E10$.

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	5,970.00	UT	3.00	3.00	100	2006	2006	3	100	17,910	
2	0166	CONC,PAVMT	0	100	20	20	400.00	UT	2.50	2.50	100	2009	2009	3	100	1,000	
3	0169	FENCE/WOOD	0	100	0	0	100.00	UT	13.50	13.50	50	2009	2009	3	50	675	
4	0166	CONC,PAVMT	0	100	0	0	596.00	UT	2.25	2.25	100	2020	2020	3	100	1,341	
5	0280	POOL R/CON	0	100	0	0	392.00	UT	70.00	70.00	100	2020	2020	3	91	24,970	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	800.00	800.00	100	2025	2024		100	800	

LAND DESCRIPTION

TOTAL OB/XF 46,696

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	1.20	35,000.00	42,000.00	42,000							

REVIEW DATE 02/28/2025 BY KS Total Acres: 1.61 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 11/16/2026 BY SYS