LOT 22 STONEHENGE PHASE 2.

WD 1105-2036, WD 1332-2664, WD 1

KULL KYLA ANN
172 SW LANCELOT GLN
LAKE CITY, FL 32024

2027

23-4S-16-03099-222

BUILDING CHARACTERISTICS

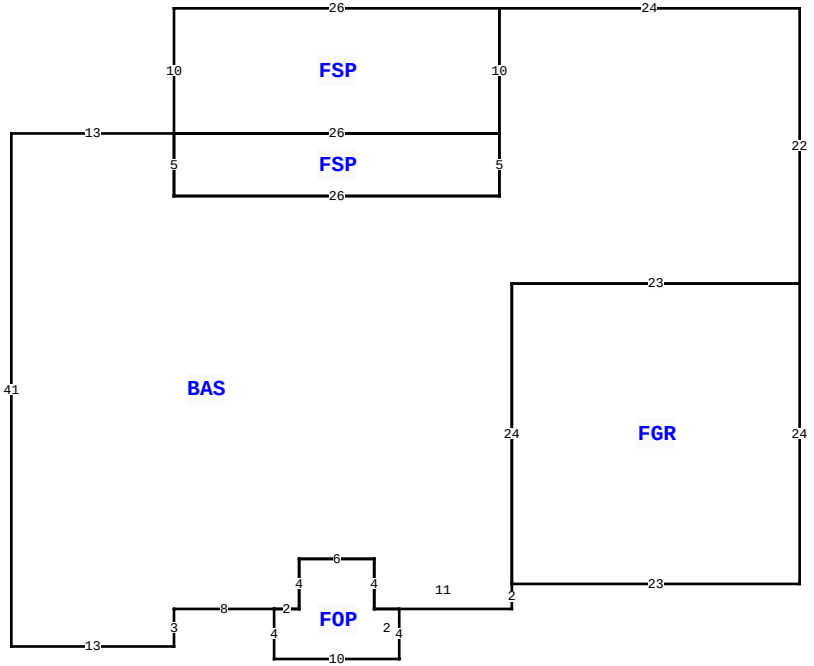
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 40
Interior Floo	14	CARPET 30
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,921	100		1,921	208,598
FGR	552	55		304	33,011
FOP	64	30		19	2,063
FSP	130	40		52	5,647
FSP	260	40		104	11,293
TOTALS	2,927			2,400	260,613

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,400	121.8690	134.06	321,744	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2022 Heated Area: 1921 HX Base Yr 2022



172 SW LANCELOT GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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	260,613
TOTAL MARKET OB/XF VALUE	8,566
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	304,179
SOH/AGL Deduction	51,058
ASSESSED VALUE	253,121
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	201,710
TOTAL JUST VALUE	304,179
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	308,903

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055478	Remodel	15,788	04/14/2026
000047089	Roof Replacement	29,361	04/28/2023
24642	SFR	606	06/20/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1578/2447	7/27/2026	WD	Q	I	05	335,000
GRANTOR: CANOVA JOSHUA JAMES						
GRANTEE: KULL KYLA ANN						
1440/1486	6/18/2021	WD	Q	I	05	279,900
GRANTOR: STOECKERT GARY W						
GRANTEE: CANOVA JOSHUA JAMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W24 S10 S5 W26 N5 W13 S41 E13 N3 E8 E2 N4 E6 S4 E11 N2 N24 E23 N22 $
FGR=[ORIG=-23,46] E23 N24 W23 S24 $
FSP=[ORIG=-24,10] W26 S5 E26 N5 $
FOP=[ORIG=-42,48] S4 E10 N4 W2 N4 W6 S4 W2 $
FSP=[DPR_YEAR=2021;ORIG=-24,10] W26 N10 E26 S10 $
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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	1,407.00	UT	3.00	3.00	75	2006	2006	3	75	3,166	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	600.00	600.00	100	2025	2024		100	600	

LAND DESCRIPTION

TOTAL OB/XF 8,566

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: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS