LOT 31 WOODHAVEN S/D UNIT 2.
451-487, 721-238, 760-894, QC 15

SOUCINEK FRANK/SOUCINEK CYNTHIA S
159 SE CHEYENNE CT
LAKE CITY, FL 32025

2026

09-4S-17-08300-040

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	03	GABLE/HIP 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		4 100
Bathrooms		4 100
Frame	01	NONE 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

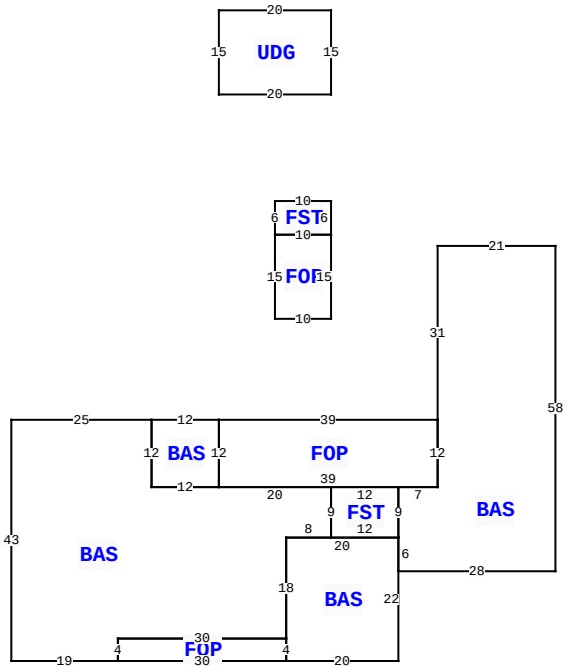
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	9417.0100	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	144	100		144	11,643
BAS	440	100		440	35,576
BAS	1,323	100		1,323	106,969
BAS	1,771	100		1,771	143,192
FOP	120	30		36	2,911
FOP	150	30		45	3,639
FOP	468	30		140	11,320
FST	60	55		33	2,668
FST	108	55		59	4,770
UDG	300	55		165	13,341
TOTALS	4,884			4,156	336,027

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,156	111.0650	124.39	516,965	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 3678 HX Base Yr



159 SE CHEYENNE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		336,027
TOTAL MARKET OB/XF VALUE		17,936
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		372,463
SOH/AGL Deduction		159,589
ASSESSED VALUE		212,874
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		162,152
TOTAL JUST VALUE		372,463
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		372,463

SALE:1:1: LOT 31 WOODHAVEN UNIT II

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12261	ADDN SFR	0	03/11/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1545/1149	7/23/2025	QC	U	I	11	100
GRANTOR: FCS TRUST DATED JANUA						
GRANTEE: SOUCINEK FRANK						
1544/1768	6/27/2025	QC	U	I	11	100
GRANTOR: SOUCINEK FRANK						
GRANTEE: FCS TRUST DATED JAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 BAS= N12 W12 S12 E12$ W12 N12 W25 S43 E19 FOP= E30 N4 W30 S4$ N4 E30 BAS= S4 E20 N22 W20 S18$ N18 E8 FST= E12 BAS= S6 E28 N58 W21 S31 FOP= W39 S12 E39 N12$ S12 W7 S9$ N9 W12 S9$ N9$ PTR= N30 FOP= N15 FST= N6 W10 S6 E10$ W10 S15 E10$ S30$ PTR= N70 UDG= N15 W20 S15 E20$ S70$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	250	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1997	1997	3	40	14,336	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	1,800	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	300	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 17,936

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 04/10/2017 BY BC Total Acres: 0.51 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 10/02/2025 BY SYS