

LOT 33 WOODHAVEN S/D UNIT 2.
458-56, DC 1468-1667, LE 1486-25

BOONE LANA
225 SE CHEYENNE CT
LAKE CITY, FL 32055

2026

09-4S-17-08300-042



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1,596	100		1,596	130,515
FCP	340	25		85	6,951
FEP	264	80		211	17,255
FOP	160	30		48	3,925
FST	220	55		121	9,895
TOTALS	2,580			2,061	168,541

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,061	112.3260	125.81	259,294	1980	1980	0	0	0 35.00	65.00
1 SINGLE FAM 100% - 0 Heated Area: 1596 HX Base Yr											
BLD DATE: 04/21/2023 MLU											

TOTAL OB/XF											
18,536											

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		168,541	
TOTAL MARKET OB/XF VALUE		18,536	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		205,577	
SOH/AGL Deduction		84,404	
ASSESSED VALUE		121,173	
TOTAL EXEMPTION VALUE		HX HB WX 55,722	
BASE TAXABLE VALUE		65,451	
TOTAL JUST VALUE		205,577	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		205,577	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051824	Generator	0	12/13/2024
000045937	Remodel	35,845	11/16/2022

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1487/755	3/27/2023	LE	U	I	11
GRANTOR: BOONE LANA S					
GRANTEE: BOONE ERIC BRANDON					
1486/2581	3/21/2023	LE	U	I	14
GRANTOR: BOONE LANA S					
GRANTEE: BOONE ERIC BRANDON					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W27 FEP= N12 W22 S12 E22\$ W30 FST= W20 S12 E15 N4E5 N8\$ S8 FCP= W5 S4 W15 S16E20 N20\$ S20 E12 FOP= S8 E20N8 W20\$ E45 N28\$.											