LOT 34 WOODHAVEN S/D UNIT 2.
575-550, 707-569, 747-1083, 768-

WILLIAMS VALAUNDRA A
251 SE CHEYENNE CT
LAKE CITY, FL 32025

2026

09-4S-17-08300-043

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

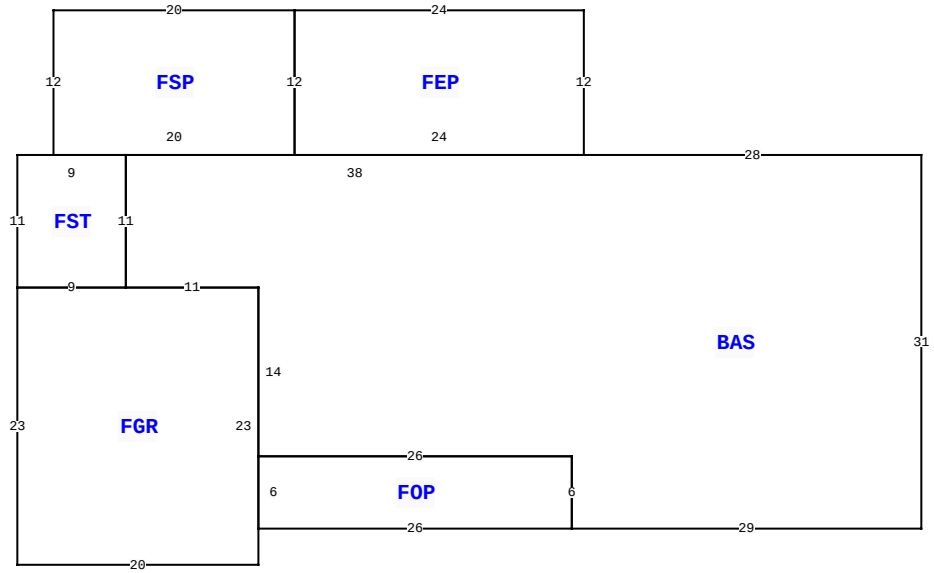
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,670	100		1,670	137,088
FEP	288	80		230	18,881
FGR	460	55		253	20,768
FOP	156	30		47	3,858
FSP	240	40		96	7,881
FST	99	55		54	4,433
TOTALS	2,913			2,350	192,908

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,350	112.7610	126.29	296,782	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1996 Heated Area: 1670 HX Base Yr 1996



251 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		192,908
TOTAL MARKET OB/XF VALUE		1,700
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		213,108
SOH/AGL Deduction		90,671
ASSESSED VALUE		122,437
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		71,715
TOTAL JUST VALUE		213,108
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		213,108

SALE:3:1: LOT 34, WOODHAVEN UNIT II

SALE:2:1: $.70 STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044365	Roof Replacement	14,100	05/06/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1343/0965	8/10/2017	QC	U	I	11	100
GRANTOR: STEVEN D WILLIAMS						
GRANTEE: VALAUNDRA A WILLIAM						
0807/1876	7/06/1995	WD	Q	I		77,500
GRANTOR: ELIZABETH S DYALS & J						
GRANTEE: STEVEN D & VALAUNDR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 FEP= N12 W24 FSP= W20 S12 E20 N12$ S12 E24$ W38 FST= W9 S11 E9N11$ S11 FGR= W9 S23 E20 N23W11$ E11 S14 FOP= S6 E26 N6W26$ E26 S6 E29 N31$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 1,700

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: 0.55 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS