

LOT 35 WOODHAVEN S/D UNIT 2 & BE
LOT 35, RUN E 133.56 FT, SE 21.0
24.24 FT, NW 158 FT, S 42.15 FT

KHACHIGAN KATLYNN HORSLEY
250 SE CHEYENNE CT
LAKE CITY, FL 32025

2026

09-4S-17-08300-044



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 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	1,650	100		1,650	144,959
FEP	288	80		230	20,207
FGR	600	55		330	28,992
FOP	150	30		45	3,953
FST	90	55		50	4,393

TOTALS 2,778 2,305 202,504

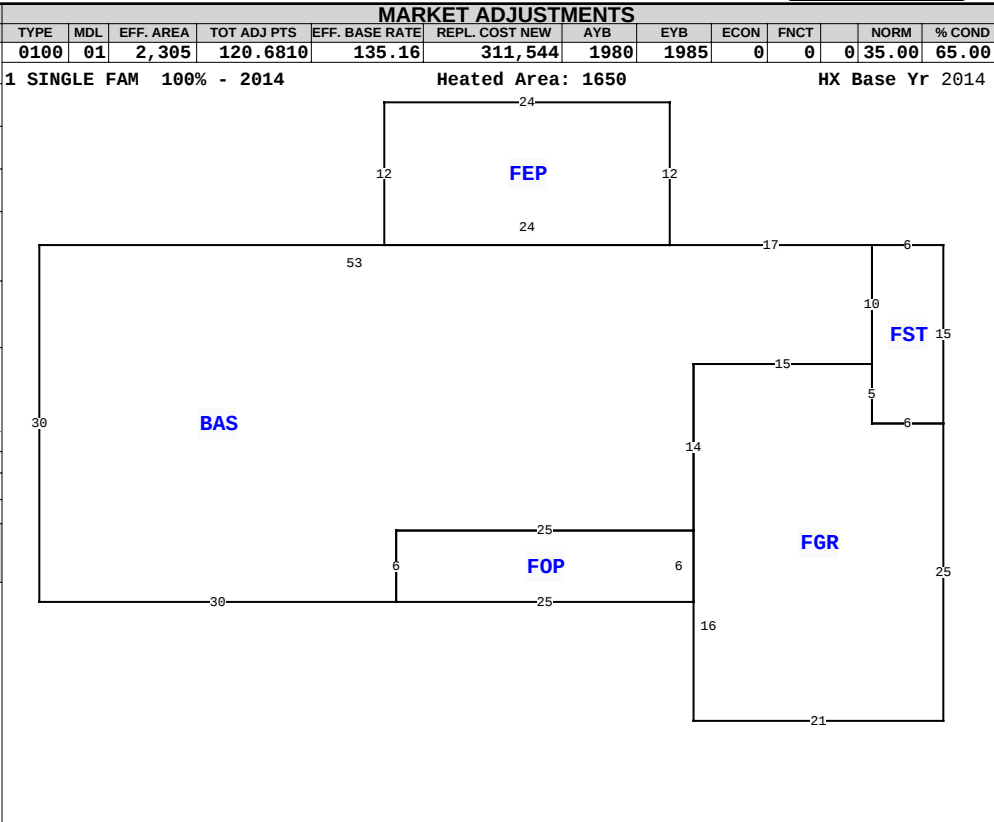
EXTRA FEATURES

L N	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	1993	1993	3	100	500	
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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
4	0070	CARPORT UF	0	100	18	20	360.00	UT	3.00	3.00	100	2004	2004	3	100	1,080	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	600	
6	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	3,500	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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



250 SE CHEYENNE CT, LAKE CITY

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/21/2023 MLU

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VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	202,504
TOTAL MARKET OB/XF VALUE	7,680
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	228,684
SOH/AGL Deduction	90,733
ASSESSED VALUE	137,951
TOTAL EXEMPTION VALUE	50,722
BASE TAXABLE VALUE	87,229
TOTAL JUST VALUE	228,684
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	228,684

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1264/2509	9/26/2013	WD	U	I	11
GRANTOR: BARBARA ARLENE MALINO					100
GRANTEE: KATLYNN ANNETTE HOR					
1264/2492	9/26/2013	WD	Q	I	01
GRANTOR: BARBARA ARLENE MALINO					130,000
GRANTEE: KATLYNN ANNETTE HOR					

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 FEP= N12 W24 S12 E24\$ W53 S30 E30 FOP= E25 N6W25
S6\$ N6 E25 FGR= S16 E21 N25 W6 N5 W15 S14\$ N14 E15 FST= S5
E6 N15 W6 S10\$ N10\$.

Total Acres: 0.81 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS