LOT 37 WOODHAVEN S/D UNIT 2.
521-595, 701-314, 744-144, 768-1

SMITH VERNON/SMITH ALFREDA
190 SE CHEYENNE CT
LAKE CITY, FL 32025

2026

09-4S-17-08300-046

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

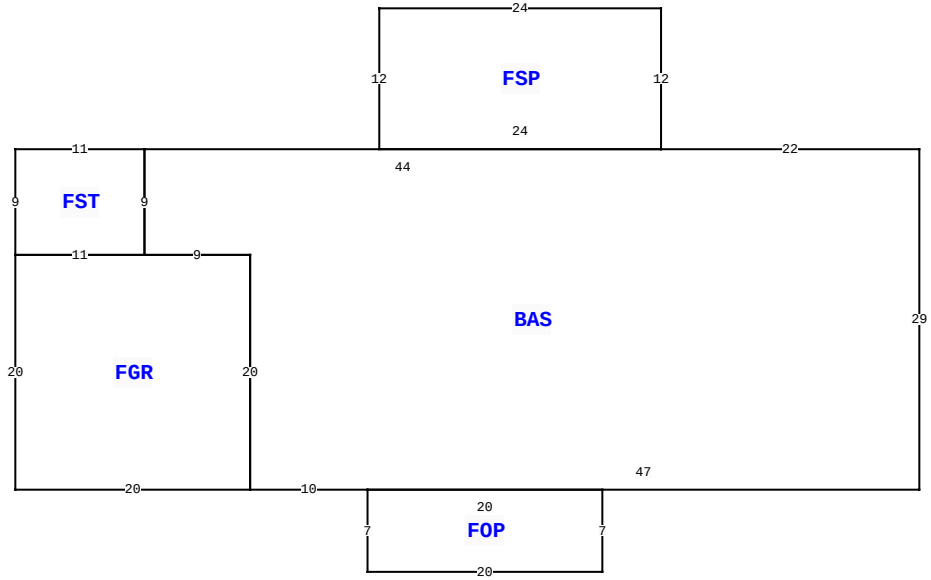
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	1,734	100		1,734	154,578
FGR	400	55		220	19,612
FOP	140	30		42	3,744
FSP	288	40		115	10,252
FST	99	55		54	4,814
TOTALS	2,661			2,165	193,000

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,165	114.9390	128.73	278,700	1979	1995	0	0	0	30.75	69.25

1 SINGLE FAM 100% - 2008 Heated Area: 1734 HX Base Yr 2008



190 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		193,000
TOTAL MARKET OB/XF VALUE		3,800
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		215,300
SOH/AGL Deduction		70,643
ASSESSED VALUE		144,657
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		93,935
TOTAL JUST VALUE		215,300
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		218,142

SALE:3:1: LOT 37, WOODHAVEN UNIT 11
SALE:2:1: LOT 37, WOODHAVEN PLUS HOUSE
SALE:1:1: LOT 37 WOODHAVEN UNIT II

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1103/2774	11/22/2006	WD	Q	I		185,500
GRANTOR: ROBERT M & JOYCE A LO						
GRANTEE: VERNON & ALFREDA SM						
0794/1152	8/15/1994	WD	Q	I		78,000
GRANTOR: BARRY D & LURONDA S J						
GRANTEE: ROBERT M & JOYCE A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 FSP= N12 W24 S12 E24$ W44 FST= W11 S9 E11 N9$ S9 FGR= W11 S20 E20 N20 W9$ E9 S20 E10 FOP= S7 E20 N7 W20$ E47 N29$.

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	1993	1993	3	100	1,000	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 3,800

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 11/18/2025 BY SYS