

LOT 38 WOODHAVEN S/D UNIT 2.
748-1998, 750-241, 781-1317, PB

MARTIN VERONICA/ROWLAND CARMEN
158 SE CHEYENNE CT
LAKE CITY, FL 32025

2026

09-4S-17-08300-047



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR 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		2.5 100
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
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	483	100		483	41,702
BAS	1,462	100		1,462	126,228
FEP	288	80		230	19,858
FOP	182	30		55	4,749
FOP	192	30		58	5,008
FST	189	55		104	8,979
TOTALS	2,796			2,392	206,524

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	0	0	0	1.00	UT	0.00	0.00	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	
3	0280	POOL R/CON	0	0	16	32	512.00	UT	70.00	70.00	
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	
6	0210	GARAGE U	0	0	0	0	1.00	UT	0.00	0.00	
7	0296	SHED METAL	0	0	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	CONSRV
1	0100	C	SFR	0		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	2,392	118.6020	132.83	317,729	1979	1979	0	0	0 35.00	65.00
1 SINGLE FAM 0% - 2025 Heated Area: 1945 HX Base Yr											

158 SE CHEYENNE CT, LAKE CITY											
BLD DATE				LGL DATE				04/21/2023 MLU			
XF DATE				LAND DATE							
INC DATE				AG DATE							

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE		206,524			
TOTAL MARKET OB/XF VALUE		20,236			
TOTAL LAND VALUE - MARKET		18,500			
TOTAL MARKET VALUE		245,260			
SOH/AGL Deduction		0			
ASSESSED VALUE		245,260			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		245,260			
TOTAL JUST VALUE		245,260			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		245,260			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31918	MAINT/ALTR	55	04/28/2014

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1537/645	4/04/2025	WD	Q	I	01
					SALE PRICE
					350,000
GRANTOR: DIAZ JUAN CARLOS					
GRANTEE: MARTIN VERONICA					
1433/2376	3/29/2021	LE	U	I	14
GRANTOR: DIAZ JUAN CARLOS					
GRANTEE: DIAZ JUAN CARLOS					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W36 S29 E28 FOP= S3 E26 N7 W26 S4\$ N4 E26 BAS= S7E21 N23 W21 S16\$ N16 FST= E21 N9 W21 S9\$ N9 FEP= E6 N12 FOP= N8 W24 S8 E24\$ W24 S12 E18\$ W18\$.											