

LOT 39 WOODHAVEN S/D UNIT 2.
430-453, 668-174, 898-617, WD 12

BREMAN GAVIN C/BREMAN LAUREN
120 SE CHEYENNE CT
LAKE CITY, FL 32025

2025

09-4S-17-08300-048



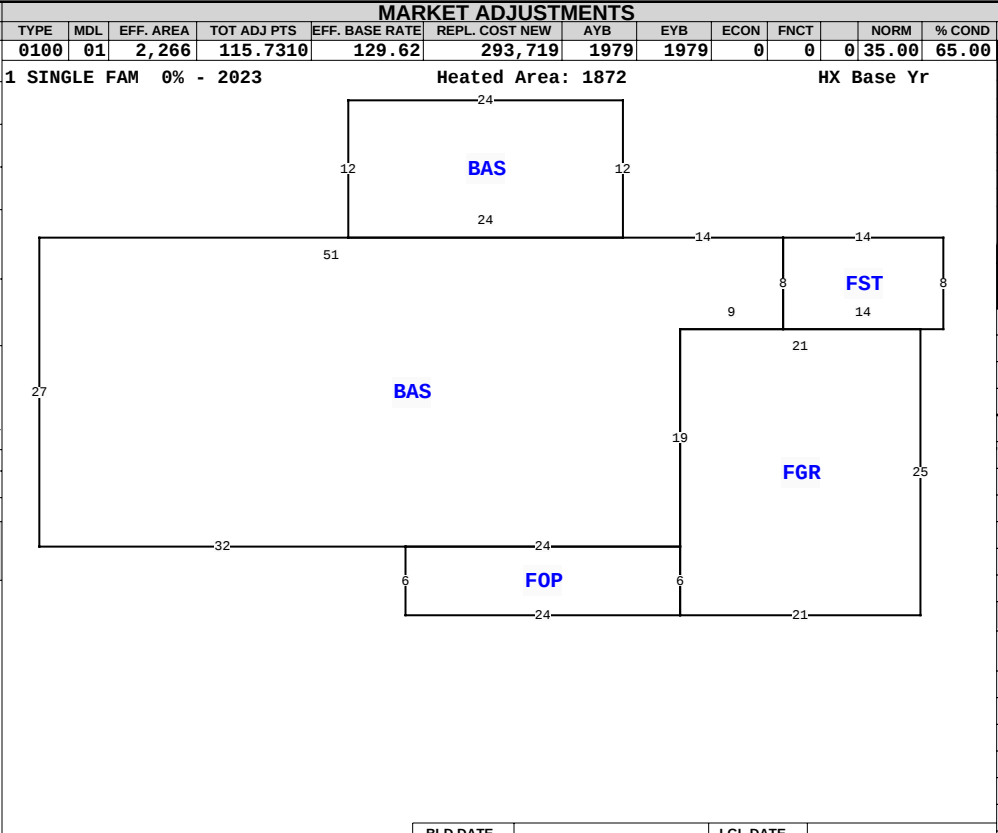
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	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	288	100		288	24,265
BAS	1,584	100		1,584	133,457
FGR	525	55		289	24,349
FOP	144	30		43	3,623
FST	112	55		62	5,223
TOTALS	2,653			2,266	190,917

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	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	
4	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	
5	0294	SHED WOOD/	0	0	10	20	1.00	UT	600.00	600.00	

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	



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

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	190,917		
TOTAL MARKET OB/XF VALUE	2,550		
TOTAL LAND VALUE - MARKET	18,500		
TOTAL MARKET VALUE	211,967		
SOH/AGL Deduction	0		
ASSESSED VALUE	211,967		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	211,967		
TOTAL JUST VALUE	211,967		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	193,910		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051900	Roof Replacement	14,500	12/20/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1537/989	4/04/2025	WD U	I	I	30	127,000
GRANTOR: HERRON ASHTON HAYES						
GRANTEE: BREMAN GAVIN C						
1465/1721	4/29/2022	WD U	I	I	37	110,000
GRANTOR: FERGUSON SANDRA						
GRANTEE: HERRON ASHTON HAYES						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W14 BAS= N12 W24 S12 E24\$ W51 S27 E32 FOP= S6 E24 N6W24\$ E24 FGR= S6 E21 N25 W21 S19\$ N19 E9 FST= E14 N8 W14 S8\$ N8\$.											