LOT 32 WOODHAVEN S/D UNIT 2.
429-119, 764-1484, WD 1026-2291,

BATCHELOR ROBERT/BATCHELOR MARSHA
191 SW CHEYENNE CT
LAKE CITY, FL 32025

2027

09-4S-17-08300-041

BUILDING CHARACTERISTICS

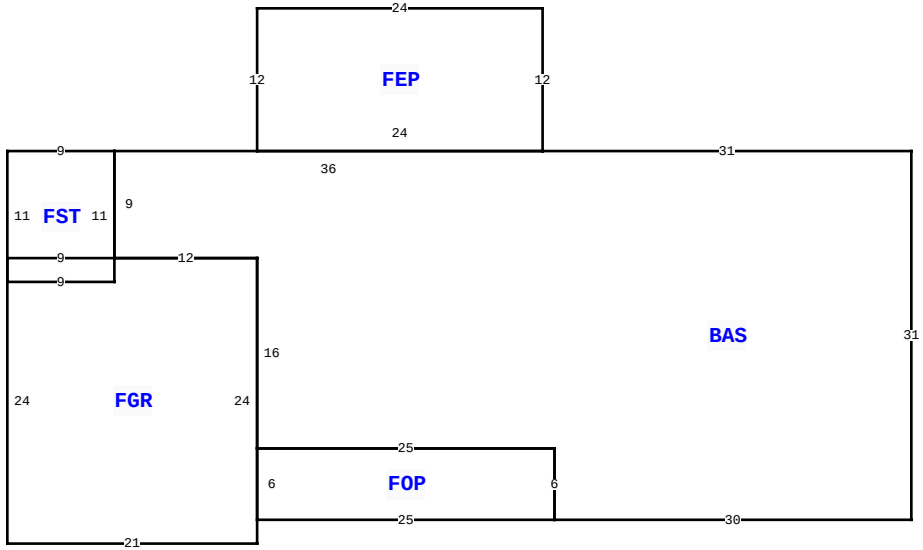
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,663	100		1,663	142,674
FEP	288	80		230	19,733
FGR	504	55		277	23,765
FOP	150	30		45	3,861
FST	99	55		54	4,633
TOTALS	2,704			2,269	194,665

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,269	119.9880	131.99	299,485	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2022 Heated Area: 1663 HX Base Yr



191 SE CHEYENNE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

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	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	800	
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	500	
5	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,000	
6	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	194,665
TOTAL MARKET OB/XF VALUE	5,800
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	222,965
SOH/AGL Deduction	0
ASSESSED VALUE	222,965
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	222,965
TOTAL JUST VALUE	222,965
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	226,505

PRMT:1:1: SIDING WORK ONLY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051929	Roof Replacement	20,905	12/26/2024
31766	MAINT/ALTR	45	02/25/2014
15735	REMODEL	50	07/06/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1577/2360	9/18/2026	WD	Q	I	01	299,900
GRANTOR: FRANCIS ROSEMARIE H						
GRANTEE: BATCHELOR ROBERT						
1439/2766	6/15/2021	WD	U	I	11	100
GRANTOR: LONES ROSEMARIE G						
GRANTEE: FRANCIS ROSEMARIE H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 FEP= N12 W24 S12 E24$ W36 FST= W9 S11 E9 N11$S9 FGR= W9 S24 E21 N24 W12$ E12 S16 FOP= S6 E25 N6 W25$ E25 S6 E30 N31$.

LAND DESCRIPTION

TOTAL OB/XF 5,800

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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 04/14/2025 BY chuck Total Acres: 0.51 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS