LOT 33 WOODHAVEN S/D UNIT 2.

458-56, DC 1468-1667, LE 1486-25

BOONE LANA
225 SE CHEYENNE CT
LAKE CITY, FL 32055

2027

09-4S-17-08300-042

BUILDING CHARACTERISTICS

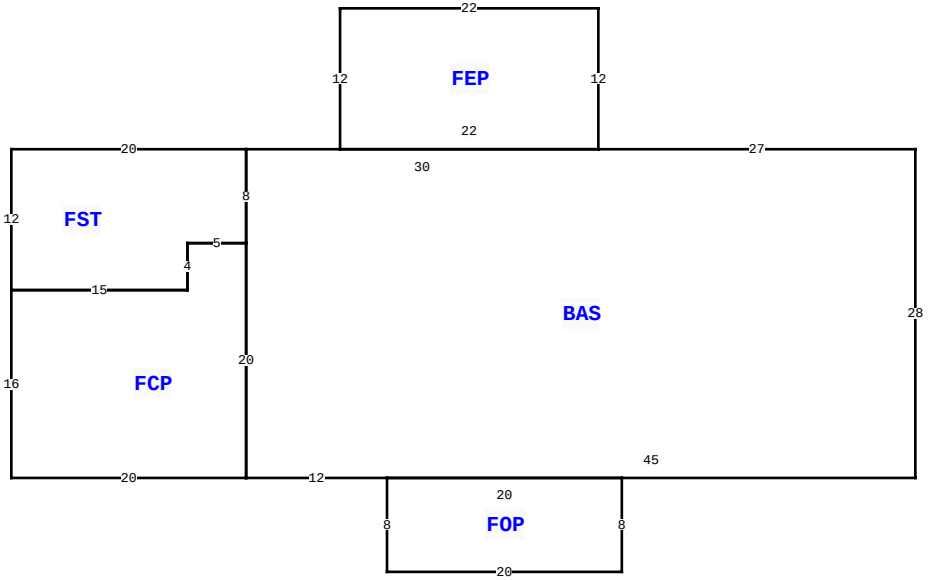
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,596	100		1,596	128,181
FCP	340	25		85	6,827
FEP	264	80		211	16,946
FOP	160	30		48	3,855
FST	220	55		121	9,718
TOTALS	2,580			2,061	165,527

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,061	112.3260	123.56	254,657	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1596 HX Base Yr



225 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	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	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1985	1985	3	40	14,336	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	500	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	800	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
8	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		165,527
TOTAL MARKET OB/XF VALUE		24,236
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		212,263
SOH/AGL Deduction		81,947
ASSESSED VALUE		130,316
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		73,905
TOTAL JUST VALUE		212,263
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		215,277

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055574	Remodel	10,076	04/29/2026
000051824	Generator	0	12/13/2024
000045937	Remodel	35,845	11/16/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1487/755	3/27/2023	LE	U	I	11	100
GRANTOR: BOONE LANA S						
GRANTEE: BOONE ERIC BRANDON						
1486/2581	3/21/2023	LE	U	I	14	100
GRANTOR: BOONE LANA S						
GRANTEE: BOONE ERIC BRANDON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 FEP= N12 W22 S12 E22$ W30 FST= W20 S12 E15 N4E5 N8$ S8 FCP= W5 S4 W15 S16E20 N20$ S20 E12 FOP= S8 E20N8 W20$ E45 N28$.

LAND DESCRIPTION

TOTAL OB/XF 24,236

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	22,500.00	22,500.00	22,500							

REVIEW DATE 03/24/2026 BY robin Total Acres: 0.50 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS