

LOT 34 WOODHAVEN S/D UNIT 2.
575-550, 707-569, 747-1083, 768-

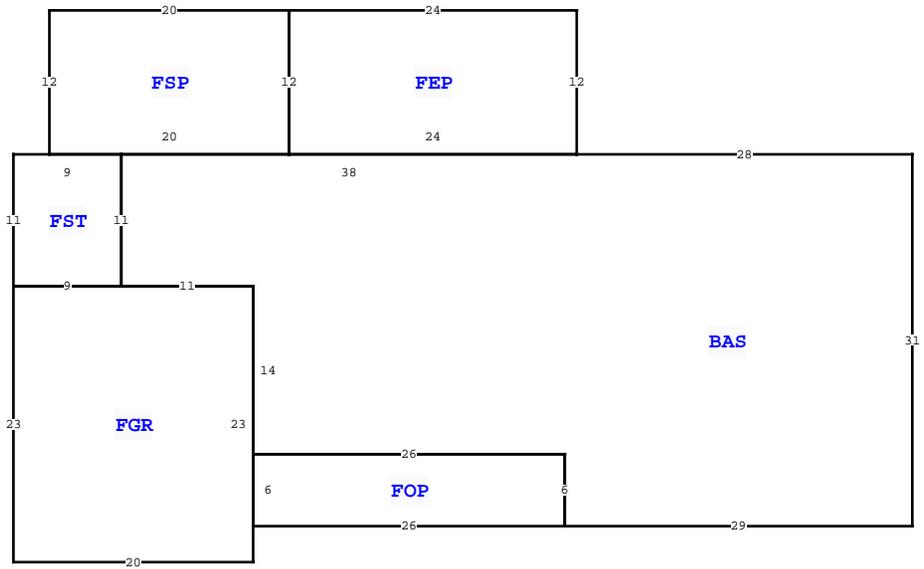
WILLIAMS VALAUNDRA A
251 SE CHEYENNE CT
LAKE CITY, FL 32025

2026

09-4S-17-08300-043

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 1996		Heated Area: 1670					HX Base Yr 1996	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,670	100		1,670	137,088
FEP	288	80		230	18,881
FGR	460	55		253	20,768
FOP	156	30		47	3,858
FSP	240	40		96	7,881
FST	99	55		54	4,433
TOTALS	2,913			2,350	192,908

L N	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	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	

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

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	192,908		
TOTAL MARKET OB/XF VALUE	1,700		
TOTAL LAND VALUE - MARKET	18,500		
TOTAL MARKET VALUE	213,108		
SOH/AGL Deduction	91,027		
ASSESSED VALUE	122,081		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	70,670		
TOTAL JUST VALUE	213,108		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	213,108		

SALE:3:1: LOT 34, WOODHAVEN UNIT II
SALE:2:1: \$.70 STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044365	Roof Replacement	14,100	05/06/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1343/0965	8/10/2017	QC	U	I	11	100

GRANTOR: STEVEN D WILLIAMS
GRANTEE: VALAUNDRA A WILLIAM
0807/1876 7/06/1995 WD Q I 77,500
GRANTOR: ELIZABETH S DYALS & J
GRANTEE: STEVEN D & VALAUNDR

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W28 FEP= N12 W24 FSP= W20 S12 E20 N12\$ S12 E24\$ W38 FST= W9 S11 E9N11\$ S11 FGR= W9 S23 E20 N23W11\$ E11 S14 FOP= S6 E26 N6W26\$ E26 S6 E29 N31\$.

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							