

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
COLUMBIA COUNTY PROPERTY VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
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
BAS	1,670	100	
FEP	288	80	
FGR	460	55	
FOP	156	30	
FSP	240	40	
FST	99	55	
TOTALS	2,913		

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	

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY	Tax Group: 2	Tax Dist:	STANDARD
BUILDING MARKET VALUE			192,908
TOTAL MARKET OB/XF VALUE			1,700
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			217,108
SOH/AGL Deduction			95,027
ASSESSED VALUE			122,081
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			70,670
TOTAL JUST VALUE			217,108
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			213,108

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

BUILDING NOTES						
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 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\$.						

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	0	1.00	UT	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	1993	1993	3	100	500	

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	22,500.00	22,500.00	22,500							