

LOT 35 WOODHAVEN S/D UNIT 2 & BE
 LOT 35, RUN E 133.56 FT, SE 21.0
 24.24 FT, NW 158 FT, S 42.15 FT

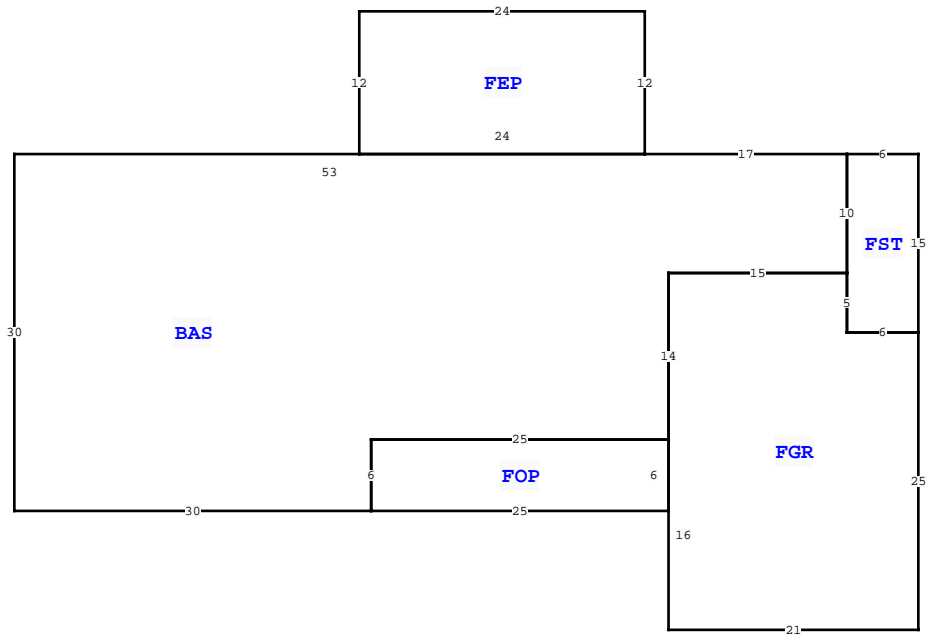
CLARK DAVID W/CLARK JAMMI L
 250 SE CHEYENNE CT
 LAKE CITY, FL 32025

2026

09-4S-17-08300-044


| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 19 | COMMON BRK | 90 |
| Exterior Wall | 05 | AVERAGE | 10 |
| Roof Structure | 03 | GABLE/HIP | 100 |
| Roof Cover | 14 | PREFIN MT | 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 | 1,650 | 100 | |
| FEP | 288 | 80 | |
| FGR | 600 | 55 | |
| FOP | 150 | 30 | |
| FST | 90 | 55 | |
| TOTALS | 2,778 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|---|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0100 | 01 | 2,305 | 120.6810 | 135.16 | 311,544 | 1980 | 1985 | 0 | 0 | 0 | 35.00 |
| 1 SINGLE FAM 0% - 2026 Heated Area: 1650 HX Base Yr | | | | | | | | | | | |



| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 2 |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 2 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 202,504 |
| TOTAL MARKET OB/XF VALUE | | | 7,680 |
| TOTAL LAND VALUE - MARKET | | | 18,500 |
| TOTAL MARKET VALUE | | | 228,684 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 228,684 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 228,684 |
| TOTAL JUST VALUE | | | 228,684 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 228,684 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1566/695 | 4/09/2026 | WD Q | Q | I | 01 | 282,000 |
| GRANTOR: KHACHIGAN KATLYNN HOR | | | | | | |
| GRANTEE: CLARK DAVID W | | | | | | |
| 1264/2509 | 9/26/2013 | WD U | U | I | 11 | 100 |
| GRANTOR: BARBARA ARLENE MALINO | | | | | | |
| GRANTEE: KATLYNN ANNETTE HOR | | | | | | |

| EXTRA FEATURES | | | | | | | | | | | |
|----------------|------------|-------------|-----|-----|----|----|--------|----|----------|----------------|-----------|
| L N | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND |
| 1 | 0166 | CONC, PAVMT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 |
| 2 | 0190 | FPLC PF | 0 | 0 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 |
| 3 | 0294 | SHED WOOD/ | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 |
| 4 | 0070 | CARPORT UF | 0 | 0 | 18 | 20 | 360.00 | UT | 3.00 | 3.00 | 100 |
| 5 | 0120 | CLFENCE 4 | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 |
| 6 | 0210 | GARAGE U | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 |

| TOTAL OB/XF | | | | | | | | | | | | 7,680 |
|-------------|---------|----------|----------|-----------|---------|------------|-----|--|--|--|--|-------|
| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE | 04/21/2023 | MLU | | | | | |

| BUILDING NOTES | | | | | | | | | | | |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W17 FEP= N12 W24 S12 E24\$ W53 S30 E30 FOP= E25 N6W25 S6\$ N6 E25 FGR= S16 E21 N25 W6 N5 W15 S14\$ N14 E15 FST= S5 E6 N15 W6 S10\$ N10\$. | | | | | | | | | | | |

| LAND DESCRIPTION | | | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | | | 7,680 |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-------------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | 0 | | A-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 18,500.00 | 18,500.00 | 18,500 | | | | | | | |