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

2027

09-4S-17-08300-044

BUILDING CHARACTERISTICS

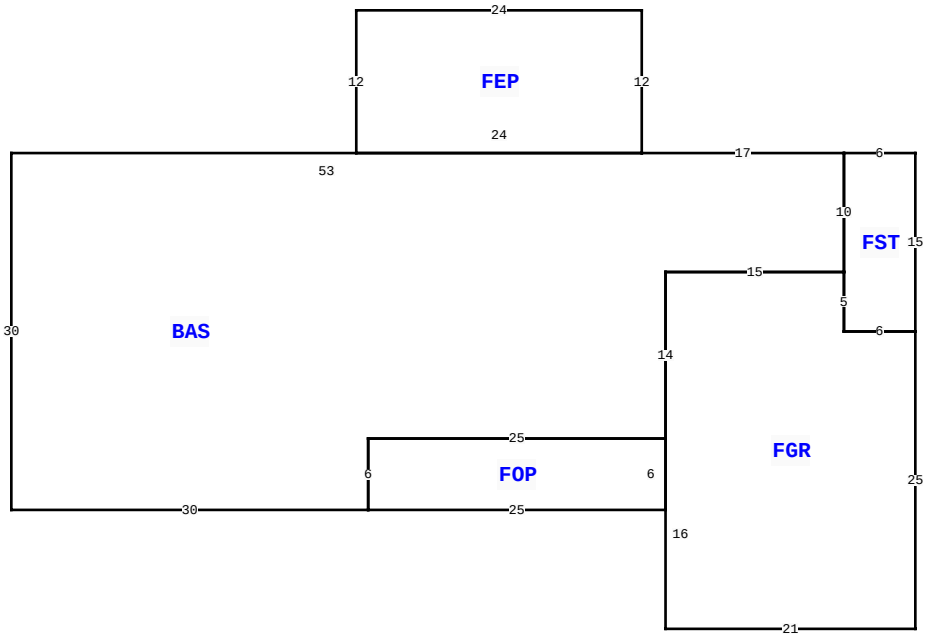
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,650	100		1,650	142,375
FEP	288	80		230	19,846
FGR	600	55		330	28,475
FOP	150	30		45	3,883
FST	90	55		50	4,315
TOTALS	2,778			2,305	198,893

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	132.75	305,989	1980	1985	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 1650 HX Base Yr



250 SE CHEYENNE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 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	0	0	3	100	800	
4	0070	CARPORT UF	0	0	18	20	360.00	UT	3.00	3.00	100	2004	2004	3	100	1,080	
5	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	600	
6	0210	GARAGE U	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	3,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	198,893
TOTAL MARKET OB/XF VALUE	7,680
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	225,073
SOH/AGL Deduction	0
ASSESSED VALUE	225,073
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	225,073
TOTAL JUST VALUE	225,073
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	I	01	282,000
GRANTOR: KHACHIGAN KATLYNN HOR						
GRANTEE: CLARK DAVID W						
1264/2509	9/26/2013	WD	U	I	11	100
GRANTOR: BARBARA ARLENE MALINO						
GRANTEE: KATLYNN ANNETTE HOR						

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

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	18,500.00	18,500.00	18,500							

REVIEW DATE 08/17/2026 BY TP Total Acres: 0.81 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS