

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

KHACHIGAN KATLYNN HORSLEY  
 4073 NW RIVER SEBASTIAN LN  
 LAKE CITY, FL 32055

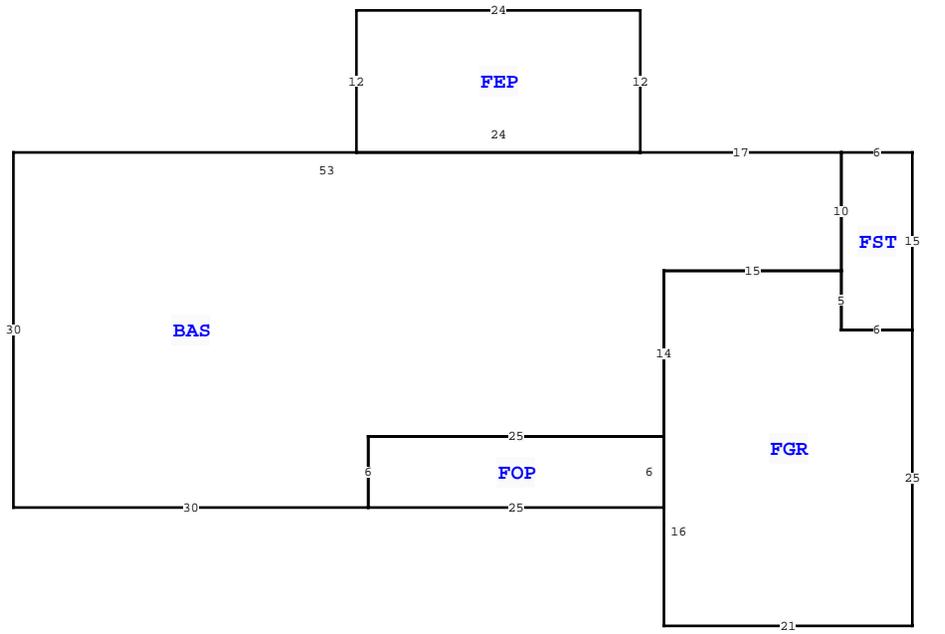
**2026**

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	35.00	65.00

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
1264/2509	9/26/2013	WD	U	I	11	100
GRANTOR: BARBARA ARLENE MALINO						
GRANTEE: KATLYNN ANNETTE HOR						
1264/2492	9/26/2013	WD	Q	I	01	130,000
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					

250 SE CHEYENNE CT, LAKE CITY

BUILDING NOTES											
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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							