



ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
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
Architectural Units	05	CONV 100 0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,165	114.9390	128.73	278,700	1979	1995	0	0	30.75	69.25

1 SINGLE FAM 100% - 2008 Heated Area: 1734 HX Base Yr 2008

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,734	100		1,734	154,578
FGR	400	55		220	19,612
FOP	140	30		42	3,744
FSP	288	40		115	10,252
FST	99	55		54	4,814
<b>TOTALS</b>	<b>2,661</b>			<b>2,165</b>	<b>193,000</b>

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	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	800	

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/14/2026		

190 SE CHEYENNE CT, LAKE CITY MLU

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							

TOTAL OB/XF												3,800											
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		193,000	
TOTAL MARKET OB/XF VALUE		3,800	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		219,300	
SOH/AGL Deduction		75,064	
ASSESSED VALUE		144,236	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		92,825	
TOTAL JUST VALUE		219,300	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		218,142	

SALE:3:1: LOT 37, WOODHAVEN UNIT 11  
SALE:2:1: LOT 37, WOODHAVEN PLUS HOUSE  
SALE:1:1: LOT 37 WOODHAVEN UNIT II

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054705	Remodel	8,745	12/18/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1103/2774	11/22/2006	WD	Q	I		185,500
GRANTOR: ROBERT M & JOYCE A LO						
GRANTEE: VERNON & ALFREDA SM						
0794/1152	8/15/1994	WD	Q	I		78,000
GRANTOR: BARRY D & LURONDA S J						
GRANTEE: ROBERT M & JOYCE A						

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS= W22 FSP= N12 W24 S12 E24\$ W44 FST= W11 S9 E11 N9\$ S9	
FGR= W11 S20 E20 N20 W9\$ E9 S20 E10 FOP= S7 E20 N7 W20\$ E47 N29\$.	