LOT 38 WOODHAVEN S/D UNIT 2.
748-1998, 750-241, 781-1317, PB

MARTIN VERONICA/ROWLAND CARMEN
158 SE CHEYENNE CT
LAKE CITY, FL 32025

2027

09-4S-17-08300-047

BUILDING CHARACTERISTICS

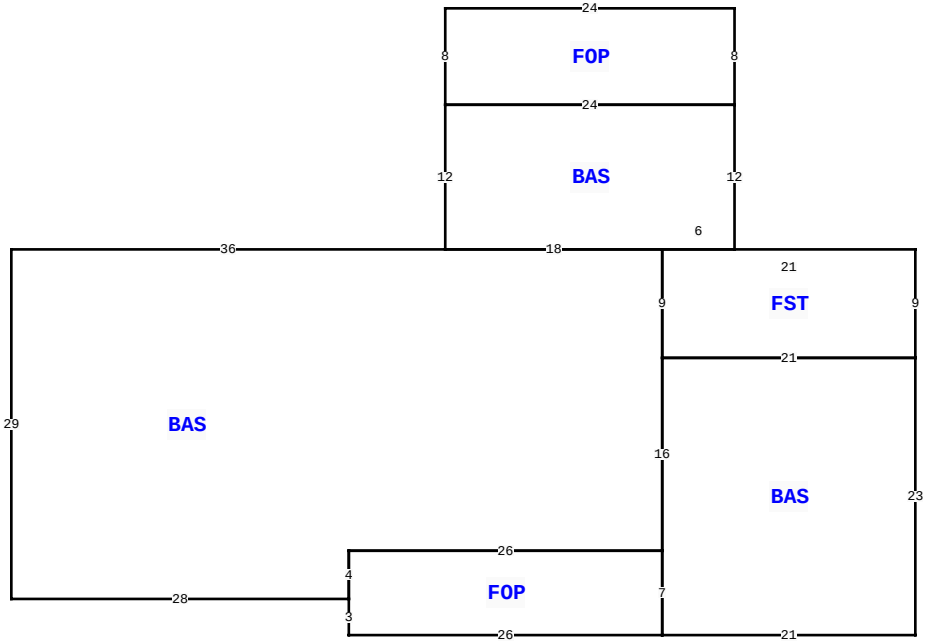
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	288	100		288	25,685
BAS	483	100		483	43,077
BAS	1,462	100		1,462	130,391
FOP	182	30		55	4,906
FOP	192	30		58	5,173
FST	189	55		104	9,276
TOTALS	2,796			2,450	218,507

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,450	124.7400	137.21	336,164	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2026 Heated Area: 2233 HX Base Yr 2026



158 SE CHEYENNE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	1979	1979	3	40	14,336	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	400	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	200	
6	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	3,200	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		218,507
TOTAL MARKET OB/XF VALUE		20,236
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		261,243
SOH/AGL Deduction		0
ASSESSED VALUE		261,243
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		209,832
TOTAL JUST VALUE		261,243
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		265,224

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31918	MAINT/ALTR	55	04/28/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1537/645	4/04/2025	WD	Q	I	01	350,000
GRANTOR: DIAZ JUAN CARLOS						
GRANTEE: MARTIN VERONICA						
1433/2376	3/29/2021	LE	U	I	14	100
GRANTOR: DIAZ JUAN CARLOS						
GRANTEE: DIAZ JUAN CARLOS						

BUILDING NOTES

BUILDING DIMENSIONS

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BAS=[ORIG=0,0] W36 S29 E28 N4 E26 N16 N9 W18 $
BAS=[ORIG=18,25] S7 E21 N23 W21 S16 $
BAS=[ORIG=18,0] E6 N12 W24 S12 E18 $
FOP=[ORIG=24,-12] N8 W24 S8 E24 $
FST=[ORIG=18,9] E21 N9 W21 S9 $
FOP=[ORIG=-8,29] S3 E26 N7 W26 S4 $
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LAND DESCRIPTION

TOTAL OB/XF 20,236

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	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 06/20/2025 BY TP Total Acres: 0.50 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS