LOT 39 WOODHAVEN S/D UNIT 2.
430-453, 668-174, 898-617, WD 12

BREMAN GAVIN C/BREMAN LAUREN
120 SE CHEYENNE CT
LAKE CITY, FL 32025

**2027**

**09-4S-17-08300-048**

## BUILDING CHARACTERISTICS

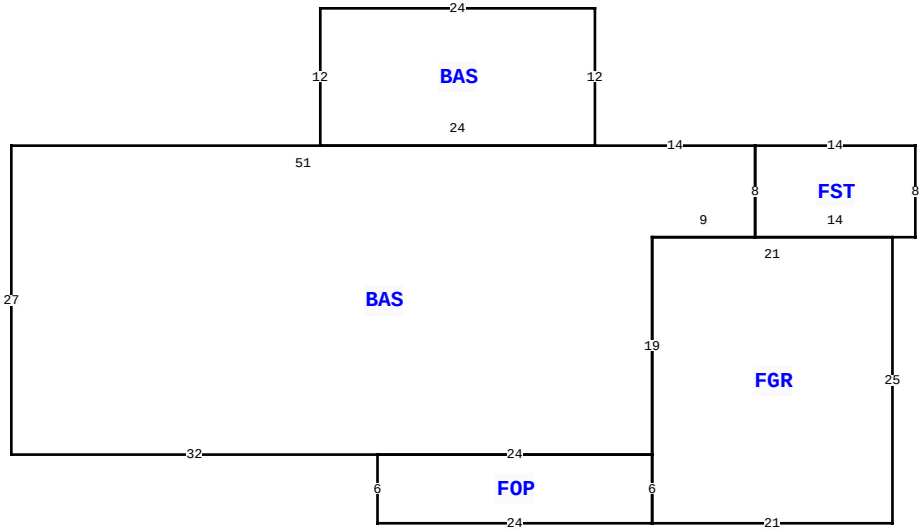
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 90 |
| Exterior Wall | 05 | AVERAGE 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 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 | 288 | 100 | | 288 | 23,830 |
| BAS | 1,584 | 100 | | 1,584 | 131,068 |
| FGR | 525 | 55 | | 289 | 23,914 |
| FOP | 144 | 30 | | 43 | 3,558 |
| FST | 112 | 55 | | 62 | 5,130 |
| TOTALS | 2,653 | | | 2,266 | 187,500 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,266 | 115.7310 | 127.30 | 288,462 | 1979 | 1979 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2026 Heated Area: 1872 HX Base Yr 2026




120 SE CHEYENNE CT, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 04/14/2026 MLU |
| XF DATE | | LAND DATE | |
| 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 | 1979 | 1979 | 3 | 100 | 500 | |
| 2 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 1979 | 1979 | 3 | 100 | 1,200 | |
| 3 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 300 | |
| 4 | 0258 | PATIO | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1997 | 1997 | 3 | 100 | 250 | |
| 5 | 0294 | SHED WOOD/ | 0 | 100 | 10 | 20 | 1.00 | UT | 600.00 | 600.00 | 50 | 2017 | 2017 | 3 | 50 | 300 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 187,500 |
| TOTAL MARKET OB/XF VALUE | | 2,550 |
| TOTAL LAND VALUE - MARKET | | 22,500 |
| TOTAL MARKET VALUE | | 212,550 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 212,550 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 161,139 |
| TOTAL JUST VALUE | | 212,550 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 215,967 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000051900 | Roof Replacement | 14,500 | 12/20/2024 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1537/989 | 4/04/2025 | WD | U | I | 30 | 127,000 |
| GRANTOR: HERRON ASHTON HAYES | | | | | | |
| GRANTEE: BREMAN GAVIN C | | | | | | |
| 1465/1721 | 4/29/2022 | WD | U | I | 37 | 110,000 |
| GRANTOR: FERGUSON SANDRA | | | | | | |
| GRANTEE: HERRON ASHTON HAYES | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W14 BAS= N12 W24 S12 E24$ W51 S27 E32 FOP= S6 E24 N6W24$ E24 FGR= S6 E21 N25 W21 S19$ N19 E9 FST= E14 N8 W14 S8$ N8$.

## LAND DESCRIPTION

TOTAL OB/XF 2,550

| 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 08/05/2025 BY TP Total Acres: 0.50 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS