W DIV: LOT 4 BLOCK 2 COLUMBIA PA

ORB 422-737, LIFE ESTATE 799-147

HOBBS DANA
140 SE ARAPAHOE LANE
LAKE CITY, FL 32025

2026

00-00-00-12292-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

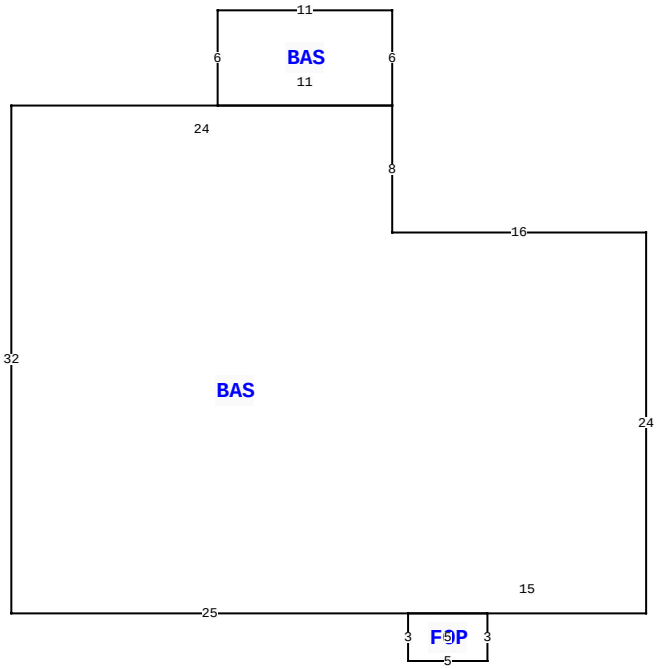
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	12	HARDWOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
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	840317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	66	100		66	5,546
BAS	1,152	100		1,152	96,812
FOP	15	30		4	336
TOTALS	1,233			1,222	102,695

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,222	115.4400	129.29	157,992	1939	1975	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1218 HX Base Yr



497 NW HAMILTON ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	102,695
TOTAL MARKET OB/XF VALUE	1,050
TOTAL LAND VALUE - MARKET	7,011
TOTAL MARKET VALUE	110,756
SOH/AGL Deduction	0
ASSESSED VALUE	110,756
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	110,756
TOTAL JUST VALUE	110,756
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	110,756

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1166/0892	1/20/2009	WD	Q	I	01	51,000
GRANTOR: ROBERT & LINDA JOHNST						
GRANTEE: DANA & MILTON HOBBS						
0868/2483	11/10/1998	WD	Q	I		38,000
GRANTOR: MINCHIN ESTATE						
GRANTEE: JOHNSTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 N8 BAS= N6 W11 S6 E11$ W24 S32 E25 FOP= S3 E5 N3 W5$ E15 N24$.

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	0060	CARPORT F	0	0	10	18	1.00	UT	0.00	0.00	100	1987	1987	3	100	150	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 1,050

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		*RSF-3	0.00	0.00	7,380.00	SF		1.00	1.00	1.00	0.95	0.95	7,011							

REVIEW DATE 08/25/2016 BY DF Total Acres: 0.17 Total Land Value: 7,011 Market: 0 Agricultural: 0 Common: 7,011 PRINTED 10/03/2025 BY SYS