

LOT 5 BLOCK 2 OAK HILL ESTATES R
DC 906-736, 944-1196, WD 1068-33

HOBBS DANA J
140 SE ARAPAHOE LN
LAKE CITY, FL 32025

2026

03-4S-17-07515-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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	02	02 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		06
NEIGHBORHOOD/LOC	3417.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	380	100		380	25,619
BAS	1,580	100		1,580	106,521
FOP	64	30		19	1,281
FSP	152	40		61	4,113
UST	90	45		40	2,697
TOTALS	2,266			2,080	140,230

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00
2	0120	CLFENCE	4	0	100	0	1.00	UT	0.00
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-2	85.00	120.00	1.00

REVIEW DATE 03/16/2017 BY DF

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,080	92.6100	103.72	215,738	1964	1964	0	0	0 35.00	65.00
1 SINGLE FAM 100% - 2016 Heated Area: 1960 HX Base Yr 2016											
140 SE ARAPAHOE LN, LAKE CITY											

TOTAL OB/XF											
2,250											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	
2	0120	CLFENCE	4	0	100	0	1.00	UT	0.00	0.00	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	

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2,250											
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2	0120	CLFENCE	4	0	100	0	1.00	UT	0.00	0.00	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	

REVIEW DATE 03/16/2017 BY DF

COLUMBIA COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 2 Tax Dist:											
BUILDING MARKET VALUE											
140,230											
TOTAL MARKET OB/XF VALUE											
2,250											
TOTAL LAND VALUE - MARKET											
18,500											
TOTAL MARKET VALUE											
160,980											
SOH/AGL Deduction											
71,603											
ASSESSED VALUE											
89,377											
TOTAL EXEMPTION VALUE											
HX HB WX											
55,722											
BASE TAXABLE VALUE											
33,655											
TOTAL JUST VALUE											
160,980											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
160,980											

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1160/1150	9/18/2008	WD	Q	I		75,000	
GRANTOR: HSBC BANK USA							
GRANTEE: MILTON & DANA HOBBS							
1160/1148	8/06/2008	QC	Q	I	01	0	
GRANTOR: WELLS FARGO BANK NA							
GRANTEE: HSBC BANK USA, NATI							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W32 N20 W1 FSP= N8 W19 S8 E19\$ W20 S20 UST= W9 S10 E9 N10\$ S10 BAS= W9 S19 E20 N19 W11\$ E11 S15 FOP= S4E16 N4 W16\$ E42 N25\$.											

TOTAL OB/XF											
2,250											
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1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	
2	0120	CLFENCE	4	0	100	0	1.00	UT	0.00	0.00	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	
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