LOT 2 BLOCK 5 LAKEWOOD S/D.
WD-1017-269, CT 1156-897,
WD 1160-1554, (DC 1320-1581;

HOBBS DANA
140 SE ARAPAHOE LN
LAKE CITY, FL 32025

2026

05-4S-17-07815-000

BUILDING CHARACTERISTICS

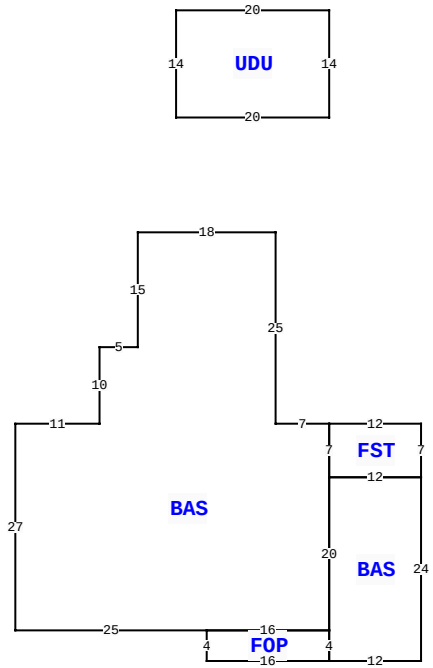
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	31	VINYL SID 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	5417.0500	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	288	100		288	20,549
BAS	1,607	100		1,607	114,660
FOP	64	30		19	1,356
FST	84	55		46	3,282
UDU	280	55		154	10,988
TOTALS	2,323			2,114	150,835

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,114	98.0100	109.77	232,054	1960	1975	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1895 HX Base Yr



1501 SE LOQUAT WAY, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	150,835
TOTAL MARKET OB/XF VALUE	800
TOTAL LAND VALUE - MARKET	11,400
TOTAL MARKET VALUE	163,035
SOH/AGL Deduction	0
ASSESSED VALUE	163,035
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	163,035
TOTAL JUST VALUE	163,035
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	163,035

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045077	Roof Replacement	13,125	07/29/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1160/1554	10/14/2008	WD	Q	I		91,000
GRANTOR: SUNSTATE FEDERAL CU						
GRANTEE: MILTON & DANA HOBBS						
1156/0897	7/23/2008	CT	Q	I	01	100
GRANTOR: CLERK OF COURT						
GRANTEE: SUNSTATE FEDERAL CU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 N25 W18 S15 W5 S10 W11 S27 E25 FOP= S4 E16 N4 W16$ E16 BAS= S4 E12 N24 W12S20$ N20 FST= E12 N7 W12 S7$ N7$ PTR=N40 UDU= N14 W20 S14E20$ S40$.

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	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	600	
2	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 800

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	-280.00	150.00	12,000.00	SF		1.00	1.00	1.00	0.95	0.95	11,400							

REVIEW DATE 08/23/2022 BY JS Total Acres: 0.28 Total Land Value: 11,400 Market: 0 Agricultural: 0 Common: 11,400 PRINTED 11/07/2025 BY SYS