LOT 91 CALLAWAY S/D PHASE 3.
WD 1040-265, WD 1070-1304,
WD 1168-1455, (DC 1320-1581;

HOBBS DANA
140 SE ARAPAHOE LN
LAKE CITY, FL 32025

2026

15-4S-16-03023-391

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

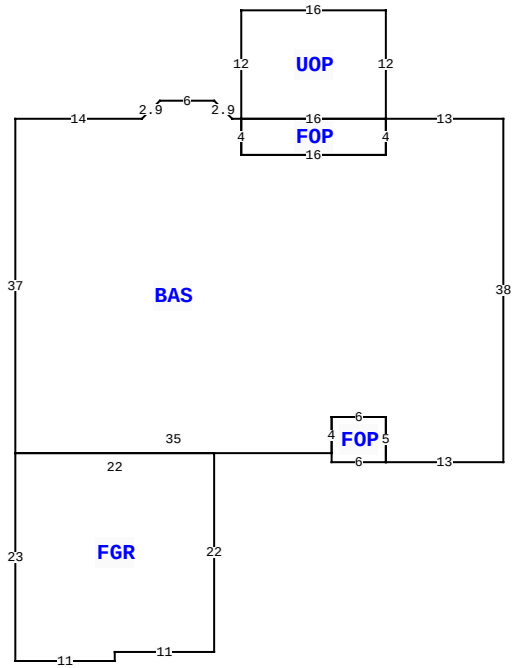
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	15416.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,939	100		1,939	202,732
FGR	495	55		272	28,439
FOP	30	30		9	941
FOP	64	30		19	1,987
UOP	192	20		38	3,973
TOTALS	2,720			2,277	238,071

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,277	115.2480	129.08	293,915	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 0% - 0 Heated Area: 1939 HX Base Yr



390 SW WILSHIRE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	238,071
TOTAL MARKET OB/XF VALUE	3,060
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	276,131
SOH/AGL Deduction	0
ASSESSED VALUE	276,131
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	276,131
TOTAL JUST VALUE	276,131
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	279,070

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23276	SFR	560	06/16/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1168/1455	2/10/2009	WD	U	I	38	160,500
GRANTOR: WILLIAM MROZ						
GRANTEE: DANA & MILTON HOBBS						
1070/1304	1/05/2006	WD	Q	I		233,100
GRANTOR: AARON SIMQUE HOMES IN						
GRANTEE: MROZ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 UOP= N12 W16 S12 E16$ FOP= W16 S4 E16 N4 $ S4 W16 N4 W1 L2 U2 W6 D2 L2 W14 S37 FGR= S23 E11 N1 E11 N22 W22$ E35 FOP= S1 E6 N5 W6 S4$ N4 E6 S5 E13 N38$.

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	1,224.00	UT	2.50	2.50	100	2006	2006	3	100	3,060	

LAND DESCRIPTION

TOTAL OB/XF 3,060

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 04/17/2019 BY KR Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2025 BY SYS