LOTS 1 & 2 BLOCK 8 RUBY PARK.
524-71, 667-230, 770-2065, 799-2

HOBBS DANA
140 SE ARAPAHOE LN
LAKE CITY, FL 32025

2026

20-3S-17-05467-011

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
Quality	05	05

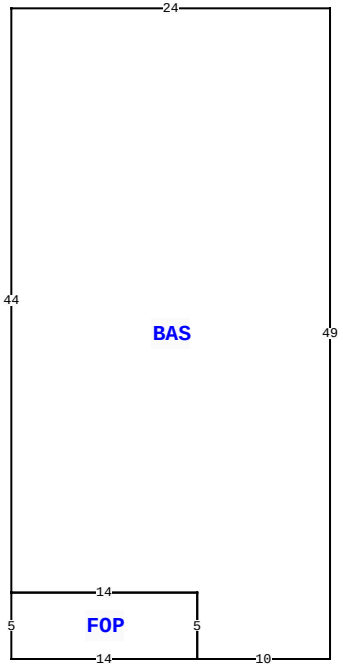
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 20317.080 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,106	100		1,106	121,228
FOP	70	30		21	2,302
TOTALS	1,176			1,127	123,531

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,127	117.9120	132.06	148,832	2008	2008	0	0	0	17.00	83.00

1 SINGLE FAM 0% - 0 Heated Area: 1106 HX Base Yr



204 NW GUERDON ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	123,531
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	7,394
TOTAL MARKET VALUE	130,925
SOH/AGL Deduction	0
ASSESSED VALUE	130,925
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	130,925
TOTAL JUST VALUE	130,925
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	132,413

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1213/1702	4/26/2011	WD	U	I	12	40,000
GRANTOR: COLUMBIA BANK						
GRANTEE: E MILTON & DANA HOB						
1208/2147	1/05/2010	CT	U	V	18	100
GRANTOR: CLERK OF COURT (ALLIE						
GRANTEE: COLUMBIA BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S44 FOP= S5 E14 N5 W14$ E14 S5 E10 N49$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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			0.00	0.00	29,577.10	SF		1.00	1.00	1.00	0.25	0.25	7,394							

REVIEW DATE 09/01/2015 BY DF Total Acres: 0.68 Total Land Value: 7,394 Market: 0 Agricultural: 0 Common: 7,394 PRINTED 11/18/2025 BY SYS