

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

26-3S-15-00269-000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																													
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND																											
Exterior Wall	05	AVERAGE 80								0100	01	1,735	71.7600	80.37	139,442	1976	1976	0	0	20	35.00	45.00	VALUATION BY																										
Exterior Wall	03	BELOW AVG. 20								1 SINGLE FAM 0% - 2021										Heated Area: 1580										HX Base Yr										STANDARD									
Roof Structure	03	GABLE/HIP 100																												Tax Group: 3										Tax Dist:									
Roof Cover	12	MODULAR MT 100																												BUILDING MARKET VALUE										62,749									
Interior Wall	05	DRYWALL 60																												TOTAL MARKET OB/XF VALUE										8,250									
Interior Wall	04	PLYWOOD 40																												TOTAL LAND VALUE - MARKET										49,302									
Interior Floor	09	PINE WOOD 90																												TOTAL MARKET VALUE										120,301									
Interior Floor	14	CARPET 10																												SOH/AGL Deduction										1,191									
Air Condition	01	NONE 100																												ASSESSED VALUE										119,110									
Heating Type	01	NONE 100																												TOTAL EXEMPTION VALUE										0									
Bedrooms	01	3 100																												BASE TAXABLE VALUE										119,110									
Bathrooms	01	2 100																												TOTAL JUST VALUE										120,301									
Frame	01	NONE 100																												NCON VALUE										0									
Stories	1.	1. 100																												INCOME VALUE																			
Architectual	05	CONV 100																												PREVIOUS YEAR MKT VALUE										120,301									
Units	01	0 100																																															
Condition Adj	01	01 100																																															
Kitchen Adjus	01	01 100																																															
Quality	05	05																																															
DOR CODE	0100	SINGLE FAMILY																																															
MAP NUM		MKT AREA																																															
NEIGHBORHOOD/LOC	26315.00	1.00/																																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																												
BAS	572	100		572	20,687																																												
BAS	1,008	100		1,008	36,456																																												
FOP	90	30		27	977																																												
FOP	234	30		70	2,532																																												
FSP	108	40		43	1,555																																												
UOP	24	20		5	181																																												
UOP	52	20		10	362																																												
TOTALS	2,088			1,735	62,749																																												
EXTRA FEATURES					532 SW KOONVILLE AVE, LAKE CITY										BLD DATE					LGL DATE					04/07/2025					MLU																			
															XF DATE					LAND DATE																													
															INC DATE					AG DATE																													
L N	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	0294	SHED WOOD/	0	0	12	10	1.00	UT	0.00	0.00	100	1999	1999	3	100	1,500																																	
2	0070	CARPORT UF	0	0	10	10	1.00	UT	0.00	0.00	100	1999	1999	3	100	300																																	
3	0070	CARPORT UF	0	0	13	20	1.00	UT	500.00	500.00	50	1999	1999	3	50	250																																	
4	0294	SHED WOOD/	0	0	4	6	1.00	UT	0.00	0.00	100	1999	1999	3	100	300																																	
5	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	800																																	
6	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100																																	
7	0296	SHED METAL	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000																																	
8	0296	SHED METAL	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2023	2022		100	3,000																																	
LAND DESCRIPTION										TOTAL OB/XF										8,250																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																									
1	0110	C	SFR RURAL	0		A-1	0.00	0.00	4.98	AC		1.00	1.00	0.90	11,000.00	9,900.00	49,302																																