LOT 5 BLOCK 3 UNIT 1 GWEN LAKE
ESTATES S/D. ORB 503-412,
PROB #97-96-CP 842-359 THRU

HOBBS DANA
140 SE ARAPAHOE LANE
LAKE CITY, FL 32025

**2026**

**31-3S-17-05992-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

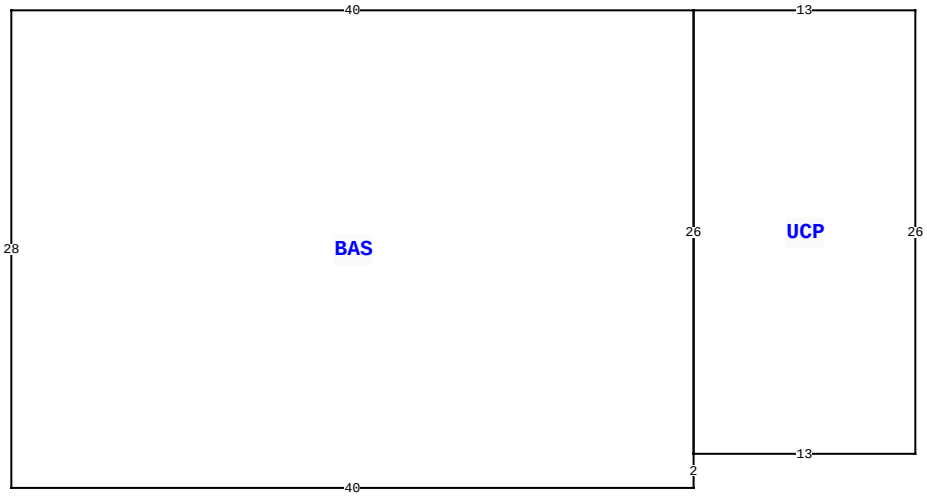
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | MSNRY STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 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 | 31317.010 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,120 | 100 | | 1,120 | 95,645 |
| UCP | 338 | 20 | | 68 | 5,807 |
| TOTALS | 1,458 | | | 1,188 | 101,451 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,188 | 117.3000 | 131.38 | 156,079 | 1955 | 1955 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 0 Heated Area: 1120 HX Base Yr




622 NW PALM DR, LAKE CITY

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

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 101,451 |
| TOTAL MARKET OB/XF VALUE | 450 |
| TOTAL LAND VALUE - MARKET | 11,655 |
| TOTAL MARKET VALUE | 113,556 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 113,556 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 113,556 |
| TOTAL JUST VALUE | 113,556 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 113,556 |

SALE:1:1: PERSONAL REPRESENTATIVES DEED

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1161/2396 | 10/30/2008 | WD | Q | I | | 67,000 |
| GRANTOR: RESULTS REALTY OF NOR | | | | | | |
| GRANTEE: DANA & MILTON HOBBS | | | | | | |
| 1056/0354 | 8/09/2005 | WD | Q | I | | 60,000 |
| GRANTOR: BENJAMIN WEST | | | | | | |
| GRANTEE: RESULTS REALTY OF N | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W40 S28 E40 N2 UCP= E13N26 W13 S26$ N26$.

## 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 | 0296 | SHED METAL | 0 | 0 | 10 | 20 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 400 | |
| 2 | 0080 | DECKING | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 50 | |

## LAND DESCRIPTION

TOTAL OB/XF 450

| 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-2 | 0.00 | 0.00 | 12,268.53 | SF | | 1.00 | 1.00 | 1.00 | 0.95 | 0.95 | 11,655 | | | | | | | |

REVIEW DATE 08/16/2016 BY DF Total Acres: 0.28 Total Land Value: 11,655 Market: 0 Agricultural: 0 Common: 11,655 PRINTED 11/19/2025 BY SYS