COMM AT SW COR SEC, RUN N ALONG
1637.42 FT, E 102.08 FT TO E R/W
N 210.11 FT, E 420.22 FT, S 210.

HOBBS DAVID/CREWS BRENDA
384 SE DELLA WILLIAMS GLN
LAKE CITY, FL 32025

**2027**

**02-4S-17-07481-005**

## BUILDING CHARACTERISTICS

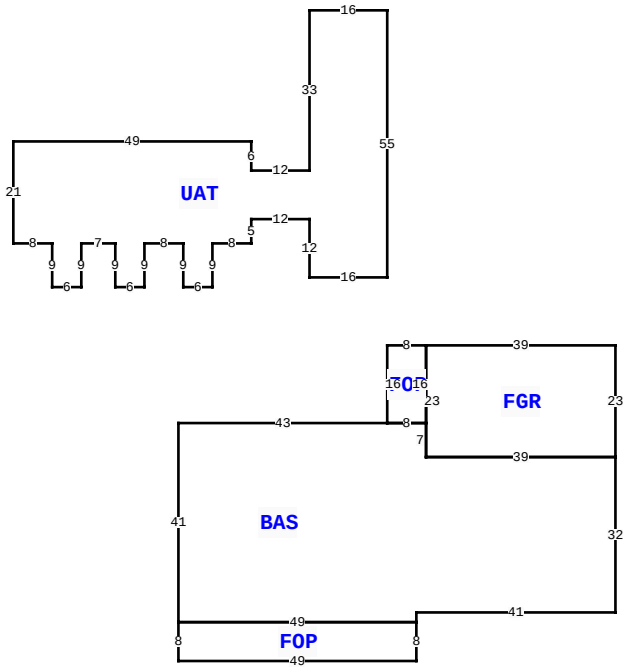
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 12 | HARDWOOD 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| 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 | 06 | 06 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 2417.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 3,335 | 100 | | 3,335 | 282,288 |
| FGR | 897 | 55 | | 493 | 41,730 |
| FOP | 128 | 30 | | 38 | 3,217 |
| FOP | 392 | 30 | | 118 | 9,988 |
| UAT | 2,191 | 10 | | 219 | 18,537 |
| TOTALS | 6,943 | | | 4,203 | 355,759 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 4,203 | 109.9245 | 120.92 | 508,227 | 1995 | 1995 | 0 | 0 | 0 | 30.00 | 70.00 |

1 SINGLE FAM 0% - 2026 Heated Area: 3335 HX Base Yr




1315 SE COUNTY ROAD 245 , LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 04/09/2025 MLU |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## 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 | 0260 | PAVEMENT-A | 0 | 0 | 30 | 39 | 1,170.00 | UT | 1.50 | 1.50 | 100 | 1995 | 1995 | 3 | 100 | 1,755 | |
| 2 | 0180 | FPLC 1STRY | 0 | 0 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 1995 | 1995 | 3 | 100 | 2,000 | |
| 3 | 0031 | BARN,MT AE | 0 | 0 | 40 | 60 | 2,400.00 | UT | 7.00 | 7.00 | 100 | 1995 | 1995 | 3 | 100 | 16,800 | |
| 4 | 0169 | FENCE/WOOD | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 600 | |
| 5 | 0070 | CARPORT UF | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 1,500 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 355,759 |
| TOTAL MARKET OB/XF VALUE | 22,655 |
| TOTAL LAND VALUE - MARKET | 16,240 |
| TOTAL MARKET VALUE | 394,654 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 394,654 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 394,654 |
| TOTAL JUST VALUE | 394,654 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 401,126 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000049341 | Solar Power Syste | 32,488 | 03/04/2024 |
| 38136 | MAINT/ALTR | 100 | 05/20/2019 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1565/1157 | 4/10/2026 | PB | U | I | 18 | 0 |
| GRANTOR: CLERK OF COURT (HORTO | | | | | | |
| GRANTEE: HOBBS DAVID | | | | | | |
| 1041/1526 | 3/22/2005 | WD | Q | I | | 385,000 |
| GRANTOR: JUDITH & MICHAEL L PO | | | | | | |
| GRANTEE: RANDOLPH J HORTON | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W43 S41 FOP= S8 E49 N8 W49$ E49 N2 E41 N32 FGR= N23 W39 S23 E39$ W39 N7 FOP= N16 W8 S16 E8$ W8$ PTR= N30 UAT= N55 W16 S33 W12 N6 W49 S21 E8 S9 E6 N9 E7 S9 E6 N9 E8S9 E6 N9 E8 N5 E12 S12 E16$ S30$.

## LAND DESCRIPTION

TOTAL OB/XF 22,655

| 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 | | A-1 | 0.00 | 0.00 | 2.03 | AC | | 1.00 | 1.00 | 1.00 | 8,000.00 | 8,000.00 | 16,240 | | | | | | | |

REVIEW DATE 04/01/2024 BY mark Total Acres: 2.03 Total Land Value: 16,240 Market: 0 Agricultural: 0 Common: 16,240 PRINTED 11/16/2026 BY SYS