

LOT 2 BLOCK 5 LAKEWOOD S/D.  
 WD-1017-269, CT 1156-897,  
 WD 1160-1554, (DC 1320-1581;

HOBBS DANA  
 140 SE ARAPAHOE LN  
 LAKE CITY, FL 32025

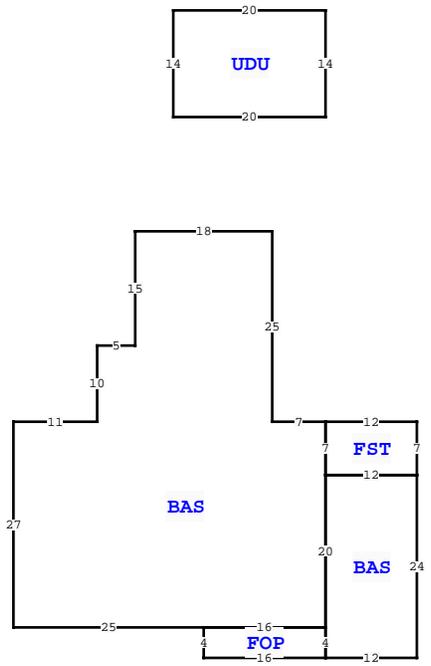
2026

05-4S-17-07815-000



ELEMENT		CD		CONSTRUCTION	
Exterior Wall	15	CONC	BLOCK	50	
Exterior Wall	31	VINYL	SID	50	
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floor	06	VINYL	ASB	50	
Interior Floor	14	CARPET	50		
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	5417.0500	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	288	100		288	20,549
BAS	1,607	100		1,607	114,660
FOP	64	30		19	1,356
FST	84	55		46	3,282
UDU	280	55		154	10,988
TOTALS	2,323			2,114	150,835

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0%	- 0		232,054	1960	1975	0	0	35.00	65.00
Heated Area: 1895 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		1
VALUATION BY		STANDARD
Tax Group: 1		Tax Dist:
BUILDING MARKET VALUE		150,835
TOTAL MARKET OB/XF VALUE		800
TOTAL LAND VALUE - MARKET		11,400
TOTAL MARKET VALUE		163,035
SOH/AGL Deduction		0
ASSESSED VALUE		163,035
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		163,035
TOTAL JUST VALUE		163,035
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		163,035

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045077	Roof Replacement	13,125	07/29/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1160/1554	10/14/2008	WD	Q	I		91,000

GRANTOR: SUNSTATE FEDERAL CU						
GRANTEE: MILTON & DANA HOBBS						
1156/0897	7/23/2008	CT	Q	I	01	100
GRANTOR: CLERK OF COURT						
GRANTEE: SUNSTATE FEDERAL CU						

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W7 N25 W18 S15 W5 S10 W11 S27 E25 FOP= S4 E16 N4 W16\$ E16 BAS= S4 E12 N24 W12S20\$ N20 FST= E12 N7 W12 S7\$ N7\$ PTR=N40 UDU= N14 W20 S14E20\$ S40\$.	

EXTRA FEATURES																
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	0166	CONC,PAVMT	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	600	
2	0258	PATIO	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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-	280.00	150.00	12,000.00	SF		1.00	1.00	1.00	0.95	0.95	11,400							