

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

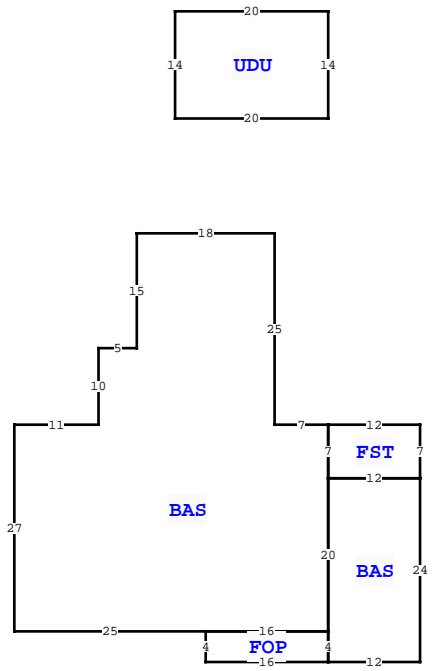
2026

05-4S-17-07815-000



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
15	CONC BLOCK 50				
31	VINYL SID 50				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
06	VINYL ASB 50				
14	CARPET 50				
03	CENTRAL 100				
04	AIR DUCTED 100				
	3 100				
	1 100				
01	NONE 100				
1.	1. 100				
05	CONV 100				
	0 100				
03	03 100				
01	01 100				
05	05				
0100	SINGLE FAMILY				
		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	
0100	01	2,114	98.0100	109.77	232,054	1960	1975	0	0	35.00	65.00	
1 SINGLE FAM			0% - 0	Heated Area: 1895			HX Base Yr					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		150,835	
TOTAL MARKET OB/XF VALUE		800	
TOTAL LAND VALUE - MARKET		15,000	
TOTAL MARKET VALUE		166,635	
SOH/AGL Deduction		1,733	
ASSESSED VALUE		164,902	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		164,902	
TOTAL JUST VALUE		166,635	
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	
<b>BUILDING DIMENSIONS</b> 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	1.25	1.25	15,000							