

LOT 91 CALLAWAY S/D PHASE 3.
 WD 1040-265, WD 1070-1304,
 WD 1168-1455, (DC 1320-1581;

HOBBS DANA
 140 SE ARAPAHOE LN
 LAKE CITY, FL 32025

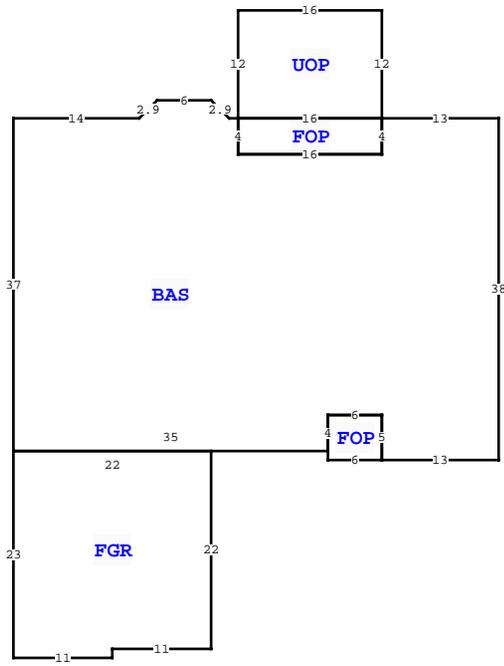
2026

15-4S-16-03023-391



ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,277	115.2480	131.38	299,152	2006	2006	0	0	0	19.00	81.00	
1 SINGLE FAM 0% - 0 Heated Area: 1939 HX Base Yr													



Quality	06	06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	15416.050	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,939	100		1,939	206,344
FGR	495	55		272	28,945
FOP	30	30		9	957
FOP	64	30		19	2,022
UOP	192	20		38	4,044
TOTALS	2,720			2,277	242,313

390 SW WILSHIRE DR, LAKE CITY													
				BLD DATE					LGL DATE				
				XF DATE					LAND DATE	04/14/2026 MLU			
				INC DATE					AG DATE				

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	0			2.50	100	2006	2006	3	100	3,060	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			242,313
TOTAL MARKET OB/XF VALUE			3,060
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			280,373
SOH/AGL Deduction			0
ASSESSED VALUE			280,373
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			280,373
TOTAL JUST VALUE			280,373
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			279,070

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23276	SFR	560	06/16/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1168/1455	2/10/2009	WD	U	I	38	160,500
GRANTOR: WILLIAM MROZ						
GRANTEE: DANA & MILTON HOBBS						
1070/1304	1/05/2006	WD	Q	I		233,100
GRANTOR: AARON SIMQUE HOMES IN						
GRANTEE: MROZ						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W13 UOP= N12 W16 S12 E16\$ FOP= W16 S4 E16 N4 \$ S4 W16 N4 W1 L2 U2 W6 D2 L2 W14 S37 FGR= S23 E11 N1 E11 N22 W22\$ E35 FOP= S1 E6 N5 W6 S4\$ N4 E6 S5 E13 N38\$.													

LAND DESCRIPTION														TOTAL OB/XF										3,060				
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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000											