LOT 7 BLOCK 4 SHADY OAKS ACRES U

499-236, 738-297, QC 1037-1025,

HOBBS DANA J
140 SE ARAPAHOE LN
LAKE CITY, FL 32025

2027

20-4S-16-03079-043

BUILDING CHARACTERISTICS

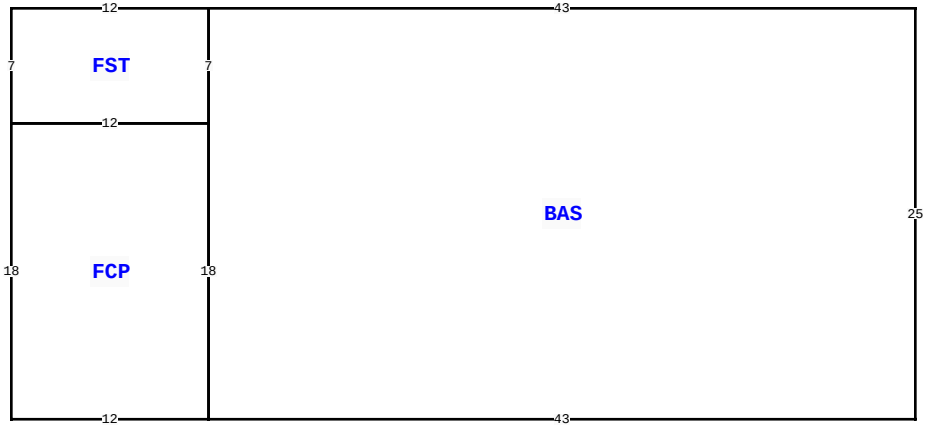
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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 01
NEIGHBORHOOD/LOC	20416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,075	100		1,075	88,119
FCP	216	25		54	4,427
FST	84	55		46	3,771
TOTALS	1,375			1,175	96,316

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,175	114.6480	126.11	148,179	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 1075 HX Base Yr



149 SW FABIAN WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	275	
2	0130	CLFENCE 5	0	0	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	96,316
TOTAL MARKET OB/XF VALUE	1,275
TOTAL LAND VALUE - MARKET	23,400
TOTAL MARKET VALUE	120,991
SOH/AGL Deduction	0
ASSESSED VALUE	120,991
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	120,991
TOTAL JUST VALUE	120,991
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	122,748

PRMT:1:1: NO CHARGE DUE TO FIE DAMAGE

SALE:1:1: LOT 7 BLK A SHADY OAKS ACRES UNIT 2

LAND:1:1: 0.34 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15080	REMODEL	0	02/15/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1495/1142	7/25/2023	QC	U	I	11	60,000
GRANTOR: AFFORDABLE FAMILY HOM						
GRANTEE: HOBBS DANA J						
1361/2132	5/30/2018	WD	Q	I	01	75,000
GRANTOR: JAMES R DEPOE						
GRANTEE: AFFORDABLE FAMILY H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W43 FST= W12 S7 E12 N7$S7 FCP= W12 S18 E12 N18$ S18 E43 N25$.

LAND DESCRIPTION

TOTAL OB/XF 1,275

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-1	105.00	140.00	1.00	LT		1.00	1.00	0.90	26,000.00	23,400.00	23,400							

REVIEW DATE 04/15/2025 BY KS Total Acres: 0.34 Total Land Value: 23,400 Market: 0 Agricultural: 0 Common: 23,400 PRINTED 11/17/2026 BY SYS