

COMM NE COR OF SW1/4, RUN S 461  
 RUN S 164.99 FT, W 1315.92 FT, N  
 1315.59 FT TO POB, EX RD R/W.

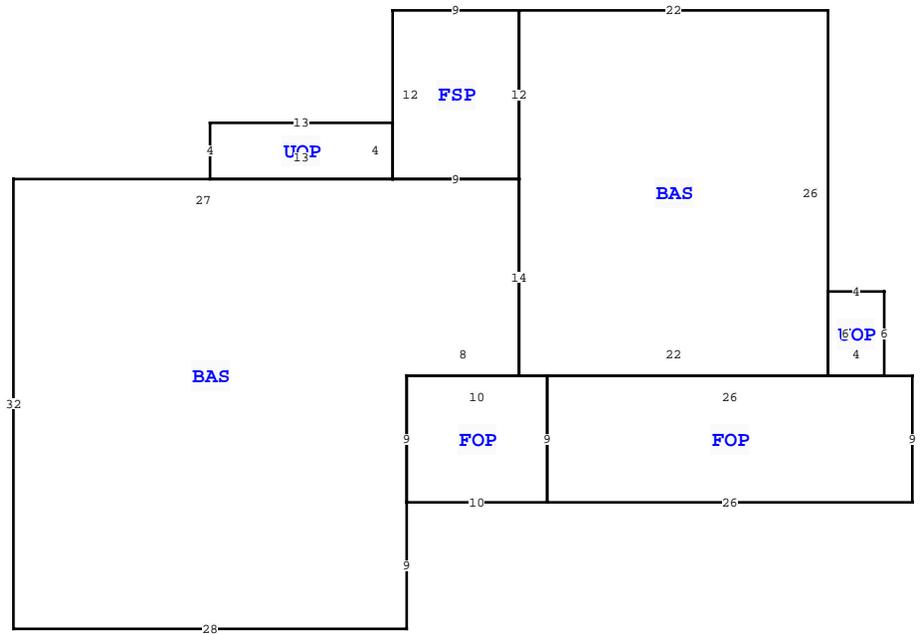
HOBBS DANA J  
 140 SE ARAPAHOE LN  
 LAKE CITY, FL 32025

**2026**

26-3S-15-00269-000  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 80	
Exterior Wall	03	BELOW AVG. 20	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 60	
Interior Wall	04	PLYWOOD 40	
Interior Floor	09	PINE WOOD 90	
Interior Floor	14	CARPET 10	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	01	NONE 100	
Stories	1.	1. 100	
Architectural	05	CONV 100	
Units		0 100	
Condition Adj	01	01 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	26315.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	572	100	
BAS	1,008	100	
FOP	90	30	
FOP	234	30	
FSP	108	40	
UOP	24	20	
UOP	52	20	
TOTALS	2,088		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1	SINGLE FAM	0% - 2021										
Heated Area: 1580 HX Base Yr												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			63,873
TOTAL MARKET OB/XF VALUE			8,250
TOTAL LAND VALUE - MARKET			53,784
TOTAL MARKET VALUE			125,907
SOH/AGL Deduction			6,797
ASSESSED VALUE			119,110
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			119,110
TOTAL JUST VALUE			125,907
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			120,301
SALE: 4:1: FORECLOSURE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
14916	ADDN SFR	160	01/06/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1419/2747	9/10/2020	WD	U	I	39	110,000
GRANTOR: WILLIAM J JR & NORMA						
GRANTEE: DANA J HOBBS						
1239/0592	7/07/2012	QC	U	I	11	100
GRANTOR: LINDA MARIE HENNING						
GRANTEE: WILLIAM JOHN HENNIN						

EXTRA FEATURES		532 SW KOONVILLE AVE, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0294	SHED WOOD/	0.00
2	0070	CARPORT UF	0.00
3	0070	CARPORT UF	500.00
4	0294	SHED WOOD/	0.00
5	0120	CLFENCE 4	0.00
6	0166	CONC, PAVMT	0.00
7	0296	SHED METAL	2,000.00
8	0296	SHED METAL	3,000.00

TOTAL OB/XF											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	04/22/2026 MLU					
8,250											

BUILDING NOTES											
BAS= W22 FSP= W9 S12 E9 N12\$ S12 BAS= W9 UOP= N4 W13 S4 E13\$ W27 S32 E28 N9 FOP= E10 FOP= E26 N9 W26 S9\$ N9 W10 S9\$ N9 E8 N14\$ S14 E22 UOP= E4 N6 W4 S6\$ N26\$.											

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	0110	C	SFR RURAL	0		A-1	0.00	0.00	4.98	AC		1.00	1.00	0.90	12,000.00	10,800.00	53,784							