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

2027

26-3S-15-00269-000

BUILDING CHARACTERISTICS

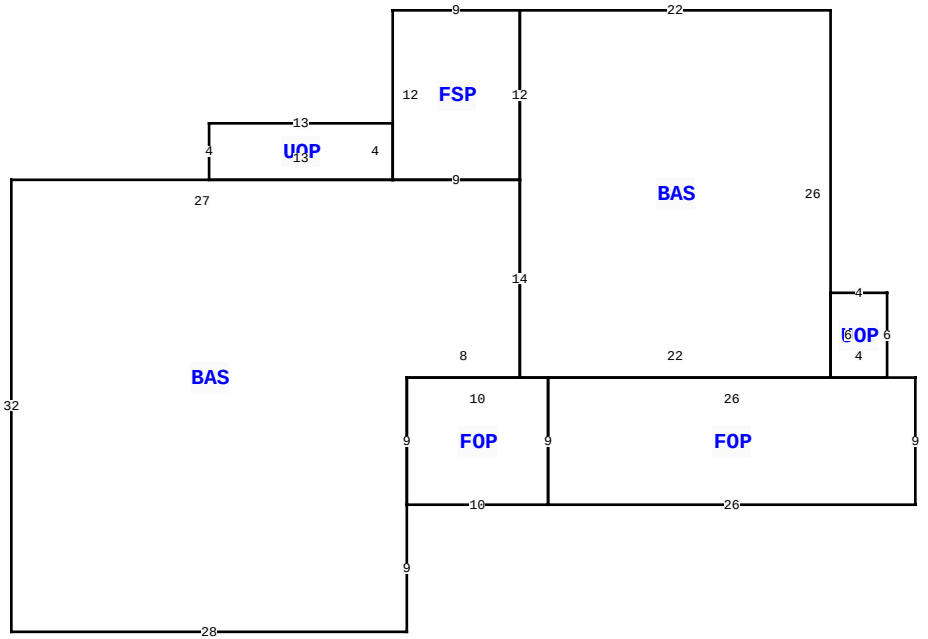
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	03	BELOW AVG. 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	09	PINE WOOD 90
Interior Floo	14	CARPET 10
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	572	100		572	20,319
BAS	1,008	100		1,008	35,807
FOP	90	30		27	959
FOP	234	30		70	2,487
FSP	108	40		43	1,527
UOP	24	20		5	178
UOP	52	20		10	355
TOTALS	2,088			1,735	61,632

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,735	71.7600	78.94	136,961	1976	1976	0	0	20	35.00	45.00

1 SINGLE FAM 0% - 2021 Heated Area: 1580 HX Base Yr



532 SW KOONVILLE AVE, LAKE CITY

BLD DATE		LGL DATE	04/22/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	61,632
TOTAL MARKET OB/XF VALUE	8,250
TOTAL LAND VALUE - MARKET	53,784
TOTAL MARKET VALUE	123,666
SOH/AGL Deduction	0
ASSESSED VALUE	123,666
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	123,666
TOTAL JUST VALUE	123,666
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	124,783

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						

BUILDING NOTES

BUILDING DIMENSIONS

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$.

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	0294	SHED WOOD/	0	0	12	10	1.00	UT	0.00	0.00	100	1999	1999	3	100	1,500	
2	0070	CARPORT UF	0	0	10	10	1.00	UT	0.00	0.00	100	1999	1999	3	100	300	
3	0070	CARPORT UF	0	0	13	20	1.00	UT	500.00	500.00	50	1999	1999	3	50	250	
4	0294	SHED WOOD/	0	0	4	6	1.00	UT	0.00	0.00	100	1999	1999	3	100	300	
5	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	800	
6	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100	
7	0296	SHED METAL	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	
8	0296	SHED METAL	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2023	2022		100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 8,250

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	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							

REVIEW DATE 02/23/2023 BY KS Total Acres: 4.98 Total Land Value: 53,784 Market: 0 Agricultural: 0 Common: 53,784 PRINTED 11/17/2026 BY SYS