THE W 11.47 AC OF E 34.41 AC OF
403-388, 442-290, 628-285, 646-6

DOBSON STEPHEN S III REVOCABLE TRUST
3754 BOBBIN BROOCK CIR
TALLAHASSEE, FL 32312

2027

28-2S-17-04769-003

BUILDING CHARACTERISTICS

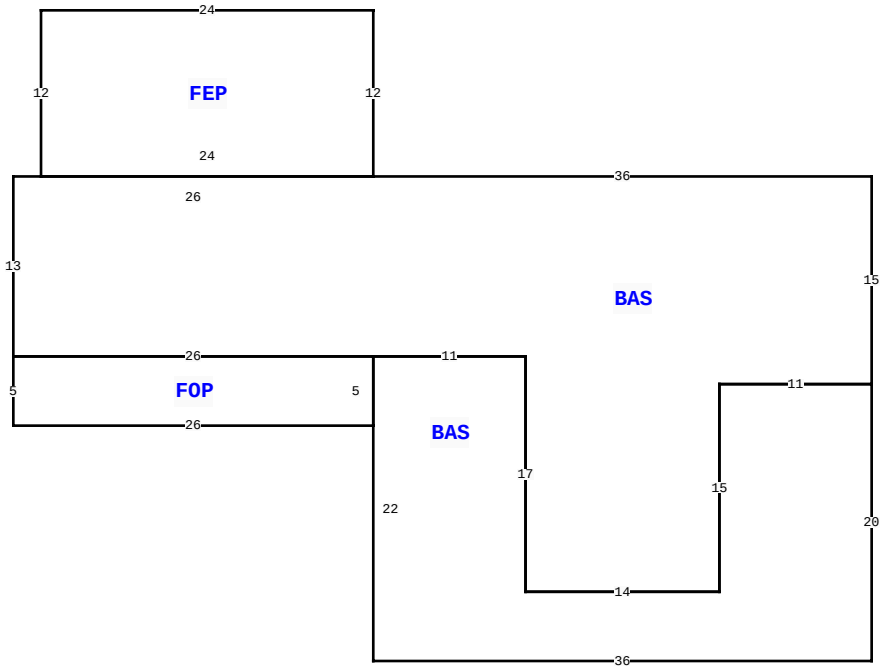
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	28217.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	532	100		532	24,707
BAS	1,066	100		1,066	49,508
FEP	288	80		230	10,682
FOP	130	30		39	1,812
TOTALS	2,016			1,867	86,708

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,867	64.9539	71.45	133,397	1900	1988	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 1598 HX Base Yr



2954 NE TRIPLE RUN RD, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 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	86,708
TOTAL MARKET OB/XF VALUE	1,000
TOTAL LAND VALUE - MARKET	86,025
TOTAL MARKET VALUE	98,140
SOH/AGL Deduction	0
ASSESSED VALUE	98,140
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	98,140
TOTAL JUST VALUE	173,733
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	175,311

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1544/720	7/10/2025	QC	U	I	11	100
GRANTOR: DOBSON STEPHEN S III						
GRANTEE: DOBSON STEPHEN S II						
1092/1823	7/12/2006	QC	Q	I	01	100
GRANTOR: CHRYSTINE DOBSON						
GRANTEE: STEPHEN S DOBSON II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 FEP= N12 W24 S12 E24$ W26 S13 FOP= S5 E26 N5 W26$ E26 BAS= S22 E36N20 W11 S15 W14 N17 W11$ E11 S17 E14 N15 E11 N15$.

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	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	400	
2	0296	SHED METAL	0	0	10	12	120.00	UT	5.00	5.00	100	2004	2004	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 1,000

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	7,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	10.47	AC		1.00	1.00	1.00	280.00	280.00	2,932							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	10.47	AC		1.00	1.00	1.00	7,500.00	7,500.00	78,525							

REVIEW DATE 08/04/2015 BY DF Total Acres: 11.47 Total Land Value: 10,432 Market: 78,525 Agricultural: 2,932 Common: 7,500 PRINTED 11/17/2026 BY SYS