LOT 14 BLOCK 6 HIGHLAND ESTATES
ORB 757-1269, WD 1155-1070, (DC

HOBBS DANA
140 SE ARAPAHOE LN
LAKE CITY, FL 32025

2026

33-3S-17-06552-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

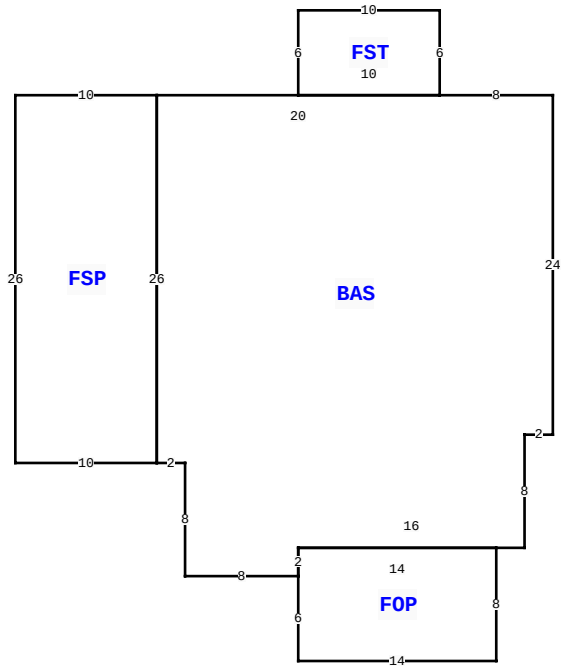
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.090	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	884	100		884	48,560
FOP	112	30		34	1,867
FSP	260	40		104	5,713
FST	60	55		33	1,813
TOTALS	1,316			1,055	57,953

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,055	74.1285	84.51	89,158	1955	1955	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 884 HX Base Yr



202 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	57,953
TOTAL MARKET OB/XF VALUE	500
TOTAL LAND VALUE - MARKET	7,840
TOTAL MARKET VALUE	66,293
SOH/AGL Deduction	10,217
ASSESSED VALUE	56,076
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	56,076
TOTAL JUST VALUE	66,293
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	65,271

SALE:1:1: LOT 14, BLK 6, HIGHLAND ESTATES

LAND:1:1: 11,440 SF {(77X130)+1,430SF}.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1155/1070	7/24/2008	WD	Q	I		33,000
GRANTOR: GARY & BARBARA FRAMPT						
GRANTEE: MILTON & DANA HOBBS						
0757/1269	3/10/1992	WD	Q	I		20,000
GRANTOR: SUSAN HOLLAND						
GRANTEE: GARY FRAMPTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 FST= N6 W10 S6 E10$ W20 FSP= W10 S26 E10 N26$ S26 E2 S8 E8 FOP= S6 E14 N8 W14 S2$ N2 E16 N8 E2 N24$.

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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 500

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/MH	77.00	130.00	1.00	LT		1.00	1.00	1.12	7,000.00	7,840.00	7,840							

REVIEW DATE 01/05/2017 BY DF Total Acres: 0.23 Total Land Value: 7,840 Market: 0 Agricultural: 0 Common: 7,840 PRINTED 05/08/2026 BY SYS