THE E 601.67 FT OF E1/2 OF SW1/4
1921.04 FT. (AKA PARCEL"A").

ROCHE MERRI L
500 NW DREAMER LN
WHITE SPRINGS, FL 32096

2026

18-2S-16-01642-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

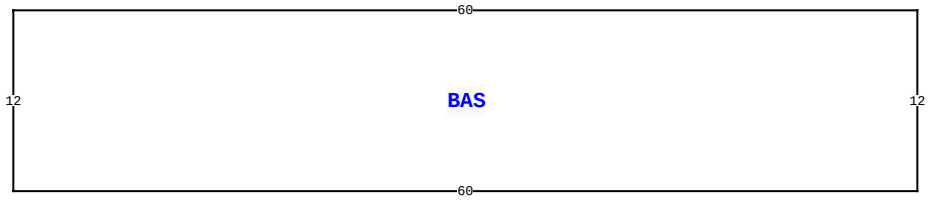
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	18216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100		720	15,708
TOTALS	720			720	15,708

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	720	90.9000	54.54	39,269	1988	1988	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 720 HX Base Yr



500 NW DREAMER LN, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		15,708
TOTAL MARKET OB/XF VALUE		12,600
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		93,308
SOH/AGL Deduction		47,637
ASSESSED VALUE		45,671
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		20,671
TOTAL JUST VALUE		93,308
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		93,308

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050515	Roof Replacement	12,000	08/08/2024
000047035	Mobile Home		04/21/2023
41013	STORAGE		12/14/2020
41006	STORAGE		12/10/2020
6729	M H	60	01/06/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1553/1106	11/03/2025	LE	U	I	14	100
GRANTOR: ROCHE MERRI L						
GRANTEE: ROCHE MERRI L (ENH						
0932/1358	4/05/2001	WD	Q	I	03	100
GRANTOR: METROPOLITAN MTG & SE						
GRANTEE: BANK OF NEW YORK (A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S12 E60 N12$.

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	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,400	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2021	2020		100	1,000	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 12,600

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	0200	C	MBL HM	100		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	65,000							

REVIEW DATE 10/21/2024 BY JS Total Acres: 10.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/18/2025 BY SYS