LOT 40 UNIT 5 CEDAR SPRING SHORE
WD 1432-1473, WD 1516-1661,

DREAMY VACATION RENTALS LLC
1468 SW MAIN BLVD, STE. 105-305
LAKE CITY, FL 32025

2026

18-7S-16-04236-065

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

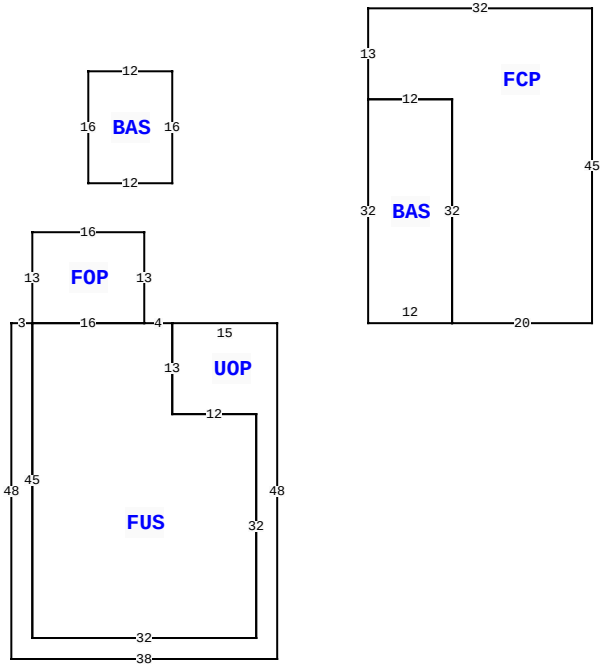
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 50
Exterior Wall	17	MSNRY STUC 50
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	18716.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	192	100		192	16,855
BAS	384	100		384	33,708
FCP	1,056	25		264	23,174
FOP	208	30		62	5,442
FUS	1,284	100		1,284	112,713
UOP	540	20		108	9,480
TOTALS	3,664			2,294	201,373

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,294	120.5820	135.05	309,805	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 1860 HX Base Yr



932 SW BLUFF DR, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	201,373
TOTAL MARKET OB/XF VALUE	1,144
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	277,517
SOH/AGL Deduction	0
ASSESSED VALUE	277,517
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	277,517
TOTAL JUST VALUE	277,517
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	277,517

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053543	Electrical Servic		07/08/2025
000045428	Electrical Servic	0	09/13/2022
28364	MAINT/ALTR	35	02/10/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1516/1661	6/06/2024	WD	Q	I	01	399,000
GRANTOR: ROBERSON FAMILY TRUST						
GRANTEE: DREAMY VACATION REN						
1432/1473	3/09/2021	WD	U	I	11	100
GRANTOR: ROBERSON SAMUEL R						
GRANTEE: ROBERSON FAMILY TRU						

BUILDING NOTES

BUILDING DIMENSIONS

FUS= W4 FOP= N13 W16 S13 E16$ W16 UOP= W3 S48 E38 N48W15 S13 E12 S32 W32 N45$ S45 E32 N32 W12 N13$ PTR=N20 BAS= N16 W12 S16 E12$ S20$ PTR=E40 FCP= E20 N45 W32 S13 BAS= S32 E12 N32 W12$ E12 S32 $ W40$.

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	0084	DOCK-RIVER	0	0	12	15	180.00	UT	14.50	14.50	100	1980	1980	3	40	1,044	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 1,144

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	100.00	FF		1.00	1.00	1.00	750.00	750.00	75,000							

REVIEW DATE 07/18/2025 BY tommy Total Acres: 1.18 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 11/18/2025 BY SYS