

E DIV: LOTS 1 THRU 5 WILLIAMS S/
W LINE OF WILLIAMS S/D & N R/W O
150.10 FT TO N LINE OF WILLIAMS

DREAM CREATIVE INVESTMENTS, LLC
239 SW BLUEBERRY PL
LAKE CITY, FL 32024

2026

00-00-00-13134-000
00-00-00-13134-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 80	
Exterior Wall	08	WD OR PLY 20	
Roof Structure	04	WOOD TRUSS 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	02	WALL BD/WD 100	
Interior Floor	14	CARPET 100	
Ceiling	01	FIN.SUSPD 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Fixtures	6	100	
Frame	02	WOOD FRAME 100	
Story Height		12 100	
RMS		2 100	
Stories	1.	1. 100	
Units		0 100	
Condition Adj	01	01 100	
Quality	03	03	
DOR CODE	3300	NIGHTCLUB/BARS	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	32317.230	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	418	100	
BAS	1,200	100	
CAN	532	30	
FST	412	50	
UST	196	40	
UST	434	40	
TOTALS	3,192		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1	NCLUB/BARS	0%	- 2026									
Heated Area: 1618 HX Base Yr												

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			31,984
TOTAL MARKET OB/XF VALUE			4,369
TOTAL LAND VALUE - MARKET			43,090
TOTAL MARKET VALUE			79,443
SOH/AGL Deduction			0
ASSESSED VALUE			79,443
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			79,443
TOTAL JUST VALUE			79,443
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			121,891

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2116	ADDN COMM	75	04/27/2011
1802	ADDN COMM	5	07/06/2010
044	COMMERCIAL	5,000	03/28/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1555/423	10/25/2025	WD	Q	I	01	85,000
GRANTOR: MORGAN JERRY R REVOCA						
GRANTEE: DREAM CREATIVE INVE						
1420/884	8/14/2020	WD	U	I	14	100
GRANTOR: MORGAN JERRY R						
GRANTEE: MORGAN JERRY R REVO						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	1993	1993
2	0260	PAVEMENT-A	0	0	67	124	UT	0.45	0.45	50	1993	1993
3	0169	FENCE/WOOD	0	0	0	1.00	UT	0.00	0.00	100	2010	2010

TOTAL OB/XF												
4,369												

BUILDING NOTES												
BAS=[ORIG=0,0] W9 W31 S30 E2 E38 N15 N15 \$												
CAN=[ORIG=-38,41] S14 E38 N14 W38 \$												
UST=[ORIG=-9,0] N14 W31 S14 E31 \$												
BAS=[ORIG=-38,30] S11 E38 N11 W38 \$												
FST=[ORIG=5,-3] E8 S7 E18 N18 W26 S11 \$												
UST=[ORIG=0,0] E5 N3 N11 W14 S14 E9 \$												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	3300	C	NIGHT CLUB	0		*CI	171.00	0.00	17,236.00	SF		1.00

TOTAL OB/XF												
4,369												