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

BUILDING CHARACTERISTICS

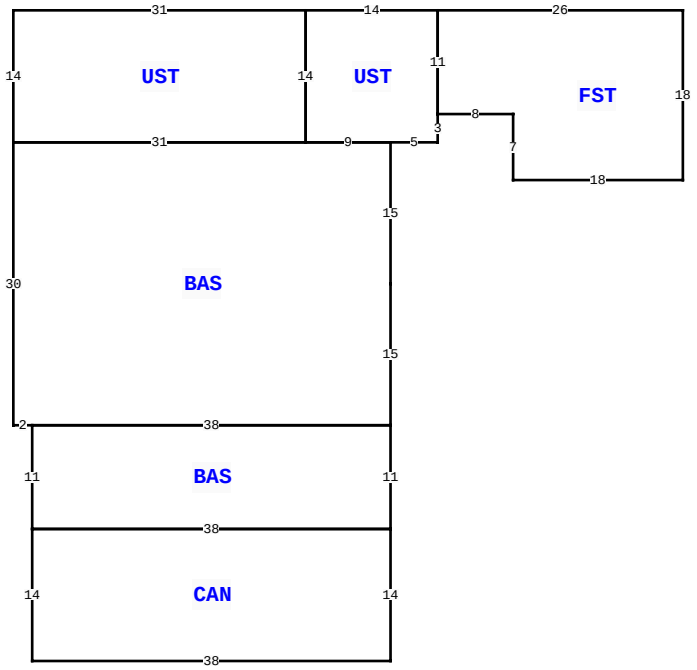
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	08	WD OR PLY 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		6 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	418	100		418	3,986
BAS	1,200	100		1,200	11,443
CAN	532	30		160	1,526
FST	412	50		206	1,964
UST	196	40		78	744
UST	434	40		174	1,659
TOTALS	3,192			2,236	21,322

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
3300	04	2,236	69.0984	47.68	106,612	1977	1977	0	0	30	50.00	20.00

1 NCLUB/BARS 0% - 2026 Heated Area: 1618 HX Base Yr



122 NE PATTERSON AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,000	
2	0260	PAVEMENT-A	0	0	67	124	8,308.00	UT	0.45	0.45	50	1993	1993	3	50	1,869	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	21,322
TOTAL MARKET OB/XF VALUE	4,369
TOTAL LAND VALUE - MARKET	47,399
TOTAL MARKET VALUE	73,090
SOH/AGL Deduction	0
ASSESSED VALUE	73,090
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	73,090
TOTAL JUST VALUE	73,090
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						

BUILDING NOTES

BUILDING DIMENSIONS

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

TOTAL OB/XF 4,369

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	3300	C	NIGHT CLUB	0		*CI	171.00	0.00	17,236.00	SF		1.00	1.00	1.00	2.75	2.75	47,399							

REVIEW DATE 03/13/2026 BY TP Total Acres: 0.40 Total Land Value: 47,399 Market: 0 Agricultural: 0 Common: 47,399 PRINTED 06/10/2026 BY SYS