COMM INTERS OF N R/W CR-252 & LI
NW1/4, E ALONG RD R/W 279.99 FT
458.22 FT, E 275 FT S 299.14 FT,

SUNSHINE HOMES NFL LLC
7195 SW COUNTY ROAD 240
LAKE CITY, FL 32024

2027

04-4S-16-02772-009

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 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	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Quality	04	04

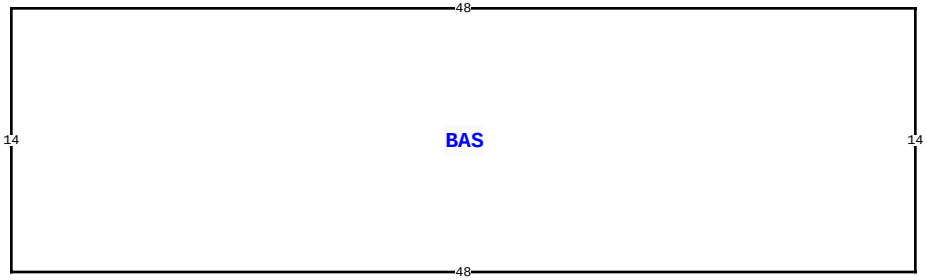
DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	4416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	13,499
TOTALS	672			672	13,499

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	672	83.7045	50.22	33,748	1985	1985	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2026 Heated Area: 672 HX Base Yr



118 SW DREAMCATCHER CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	0259	MHP HOOKUP	0	0	0	0	11.00	UT	4,300.00	4,300.00	100	0	0	3	100	47,300	
2	0255	MBL HOME S	0	0	0	0	1.00	UT	1,800.00	1,800.00	30	1993	1993	3	30	540	
3	0255	MBL HOME S	0	0	0	0	1.00	UT	1,500.00	1,500.00	30	1993	1993	3	30	450	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
5	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 5 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	68,486
TOTAL MARKET OB/XF VALUE	50,390
TOTAL LAND VALUE - MARKET	34,340
TOTAL MARKET VALUE	153,216
SOH/AGL Deduction	0
ASSESSED VALUE	153,216
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	153,216
TOTAL JUST VALUE	153,216
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	153,216

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056791	Electrical Servic		10/15/2026
000056726	Electrical Servic		10/07/2026
000056031	Electrical Servic		07/06/2026
000055938	Electrical Servic		06/22/2026
000054770	Electrical Servic		01/05/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1541/35	5/21/2025	WD	Q	I	01	225,000
GRANTOR: BART THOMAS A						
GRANTEE: SUNSHINE HOMES NFL						
0740/0647	1/07/1991	WD	Q	I	06	42,000
GRANTOR: JANET RIVERS						
GRANTEE: THOMAS BART						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S14 E48 N14$.

LAND DESCRIPTION

TOTAL OB/XF 50,390

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	2810	C	MH PARK	0		00	0.00	0.00	2.02	AC		1.00	1.00	1.00	17,000.00	17,000.00	34,340							

REVIEW DATE 10/06/2023 BY KS Total Acres: 2.02 Total Land Value: 34,340 Market: 0 Agricultural: 0 Common: 34,340 PRINTED 11/17/2026 BY SYS

COMM INTERS OF N R/W CR-252 & LI
NW1/4, E ALONG RD R/W 279.99 FT
458.22 FT, E 275 FT S 299.14 FT,

SUNSHINE HOMES NFL LLC
7195 SW COUNTY ROAD 240
LAKE CITY, FL 32024

2027

04-4S-16-02772-009

BUILDING CHARACTERISTICS

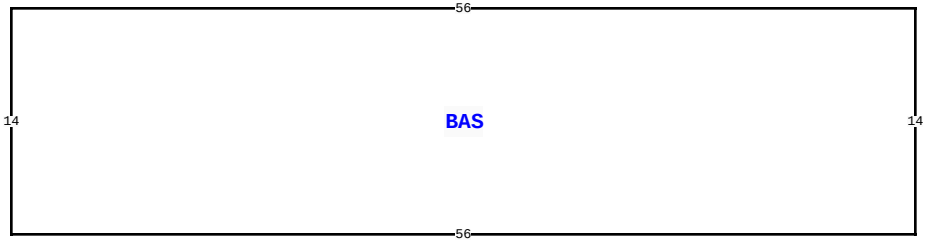
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	4416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	16,555
TOTALS	784			784	16,555

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	784	87.9795	52.79	41,387	1985	1985	0	0	0	60.00	40.00

4 MOBILE HME 0% - 2026 Heated Area: 784 HX Base Yr



118 SW DREAMCATCHER CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 5 — 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	68,486
TOTAL MARKET OB/XF VALUE	50,390
TOTAL LAND VALUE - MARKET	34,340
TOTAL MARKET VALUE	153,216
SOH/AGL Deduction	0
ASSESSED VALUE	153,216
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	153,216
TOTAL JUST VALUE	153,216
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	153,216

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1541/35	5/21/2025	WD	Q	I	01	225,000
GRANTOR: BART THOMAS A						
GRANTEE: SUNSHINE HOMES NFL						
0740/0647	1/07/1991	WD	Q	I	06	42,000
GRANTOR: JANET RIVERS						
GRANTEE: THOMAS BART						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S14 E56 N14$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 10/06/2023 BY KS Total Acres: 2.02 Total Land Value: 34,340 Market: 0 Agricultural: 0 Common: 34,340 PRINTED 11/17/2026 BY SYS

COMM INTERS OF N R/W CR-252 & LI
NW1/4, E ALONG RD R/W 279.99 FT
458.22 FT, E 275 FT S 299.14 FT,

SUNSHINE HOMES NFL LLC
7195 SW COUNTY ROAD 240
LAKE CITY, FL 32024

2027

04-4S-16-02772-009

BUILDING CHARACTERISTICS

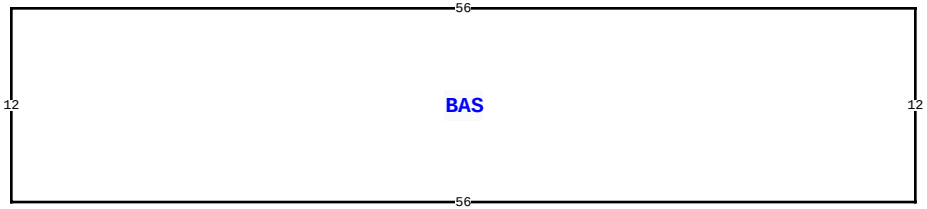
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	02	SHED 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Quality	04	04
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	4416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	13,499
TOTALS	672			672	13,499

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	672	83.7045	50.22	33,748	1977	1977	0	0	0	60.00	40.00

6 MOBILE HME 0% - 2026 Heated Area: 672 HX Base Yr



118 SW DREAMCATCHER CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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

COLUMBIA COUNTY PROPERTY

PAGE 3 of 5 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	68,486
TOTAL MARKET OB/XF VALUE	50,390
TOTAL LAND VALUE - MARKET	34,340
TOTAL MARKET VALUE	153,216
SOH/AGL Deduction	0
ASSESSED VALUE	153,216
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	153,216
TOTAL JUST VALUE	153,216
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	153,216

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1541/35	5/21/2025	WD	Q	I	01	225,000
GRANTOR: BART THOMAS A						
GRANTEE: SUNSHINE HOMES NFL						
0740/0647	1/07/1991	WD	Q	I	06	42,000
GRANTOR: JANET RIVERS						
GRANTEE: THOMAS BART						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S12 E56 N12$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 10/06/2023 BY KS Total Acres: 2.02 Total Land Value: 34,340 Market: 0 Agricultural: 0 Common: 34,340 PRINTED 11/17/2026 BY SYS

COMM INTERS OF N R/W CR-252 & LI
NW1/4, E ALONG RD R/W 279.99 FT
458.22 FT, E 275 FT S 299.14 FT,

SUNSHINE HOMES NFL LLC
7195 SW COUNTY ROAD 240
LAKE CITY, FL 32024

2027

04-4S-16-02772-009

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Quality	04	04
DOR CODE	2802	MH PARK

MAP NUM | MKT AREA 06

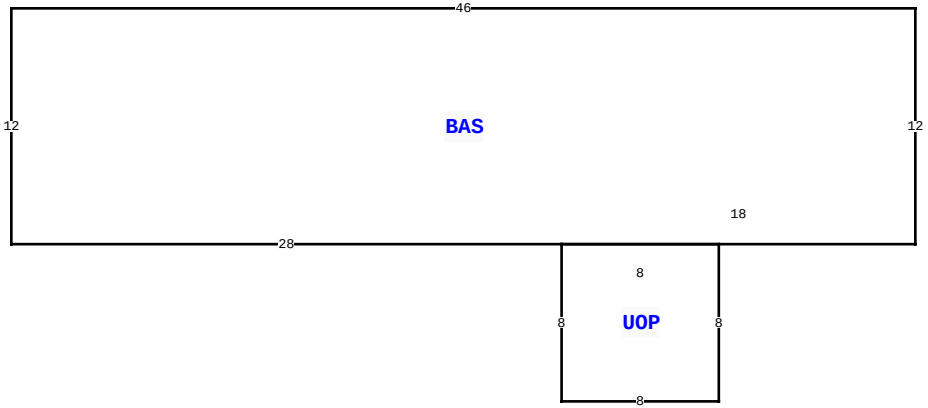
NEIGHBORHOOD/LOC 4416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	552	100		552	10,976
UOP	64	25		16	318
TOTALS	616			568	11,294

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	568	82.8495	49.71	28,235	1978	1978	0	0	0	60.00	40.00

7 MOBILE HME 0% - 2026 Heated Area: 552 HX Base Yr



118 SW DREAMCATCHER CT, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE
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

COLUMBIA COUNTY PROPERTY

PAGE 4 of 5 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	68,486
TOTAL MARKET OB/XF VALUE	50,390
TOTAL LAND VALUE - MARKET	34,340
TOTAL MARKET VALUE	153,216
SOH/AGL Deduction	0
ASSESSED VALUE	153,216
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	153,216
TOTAL JUST VALUE	153,216
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	153,216

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1541/35	5/21/2025	WD	Q	I	01	225,000
GRANTOR: BART THOMAS A						
GRANTEE: SUNSHINE HOMES NFL						
0740/0647	1/07/1991	WD	Q	I	06	42,000
GRANTOR: JANET RIVERS						
GRANTEE: THOMAS BART						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 S12 E28 UOP= S8 E8 N8 W8$ E18 N12$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 10/06/2023 BY KS Total Acres: 2.02 Total Land Value: 34,340 Market: 0 Agricultural: 0 Common: 34,340 PRINTED 11/17/2026 BY SYS

COMM INTERS OF N R/W CR-252 & LI
NW1/4, E ALONG RD R/W 279.99 FT
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2027

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BUILDING CHARACTERISTICS

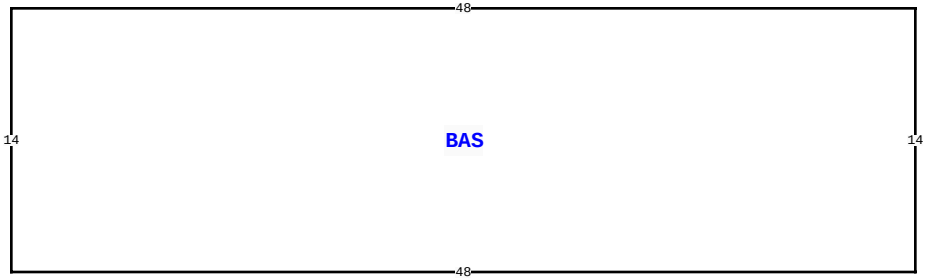
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Quality	04	04
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	4416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	13,639
TOTALS	672			672	13,639

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	672	84.5595	50.74	34,097	1988	1988	0	0	0	60.00	40.00

8 MOBILE HME 0% - 2026 Heated Area: 672 HX Base Yr



118 SW DREAMCATCHER CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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

COLUMBIA COUNTY PROPERTY

PAGE 5 of 5 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	68,486
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TOTAL LAND VALUE - MARKET	34,340
TOTAL MARKET VALUE	153,216
SOH/AGL Deduction	0
ASSESSED VALUE	153,216
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	153,216
TOTAL JUST VALUE	153,216
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	153,216

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: BART THOMAS A						
GRANTEE: SUNSHINE HOMES NFL						
0740/0647	1/07/1991	WD	Q	I	06	42,000
GRANTOR: JANET RIVERS						
GRANTEE: THOMAS BART						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S14 E48 N14$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 10/06/2023 BY KS Total Acres: 2.02 Total Land Value: 34,340 Market: 0 Agricultural: 0 Common: 34,340 PRINTED 11/17/2026 BY SYS