

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

**2026**

04-4S-16-02772-009  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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	2802MH PARK		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	4416.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	672	100	
TOTALS	672		672 10,630

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1	MOBILE HME	0%	- 2026		Heated Area: 672						HX Base Yr	

BAS

COLUMBIA COUNTY PROPERTY		PAGE 1 of 5	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			53,931
TOTAL MARKET OB/XF VALUE			50,390
TOTAL LAND VALUE - MARKET			30,300
TOTAL MARKET VALUE			134,621
SOH/AGL Deduction			0
ASSESSED VALUE			134,621
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			134,621
TOTAL JUST VALUE			134,621
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			109,802

PERMIT NUM	DESCRIPTION	AMT	ISSUED
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						

EXTRA FEATURES		118 SW DREAMCATCHER CT, LAKE CITY															
L N	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	CARPOT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	

LAND DESCRIPTION		TOTAL OB/XF										50,390												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	15,000.00	15,000.00	30,300							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W48 S14 E48 N14\$.	







