

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		13,499

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	0%	- 2026		33,748	1985	1985	0	0	60.00	40.00
				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			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			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	OB/XF MKT VALUE
1	0259	MHP HOOKUP	47,300
2	0255	MBL HOME S	540
3	0255	MBL HOME S	450
4	0252	LEAN-TO W/	1,500
5	0070	CARPOT UF	600

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W48 S14 E48 N14\$.	

LAND DESCRIPTION										TOTAL OB/XF														
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	17,000.00	17,000.00	34,340							

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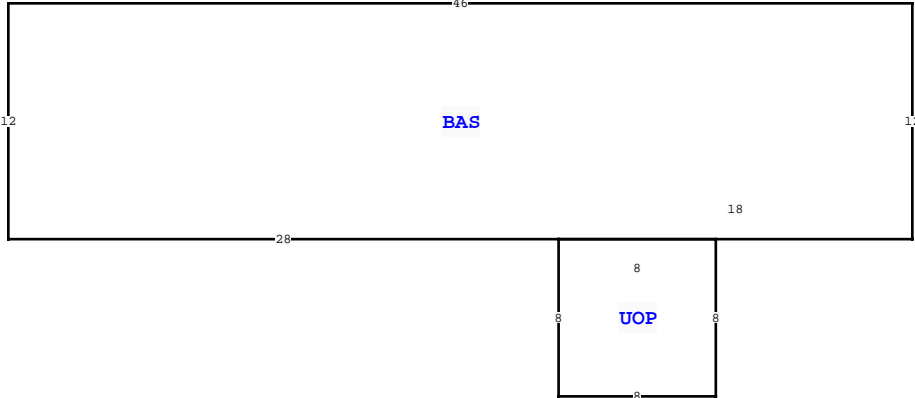
2026

04-4S-16-02772-009



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	01	FLAT 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
Air Condition	02	WINDOW 100	
Heating Type	03	FORCED AIR 100	
Bedrooms	1	1 100	
Bathrooms	1	1 100	
Stories	1.	1. 100	
Architectual	01	CONV 100	
Units	0	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	SUBAREA MARKET VALUE
BAS	552	100	10,976
UOP	64	25	318
TOTALS	616		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	60.00	40.00
7 MOBILE HME 0% - 2026 Heated Area: 552 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 4 of 5	2
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Tax Group: 2	Tax Dist:		
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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	109,802		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
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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

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

BUILDING NOTES									

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

LAND DESCRIPTION										TOTAL OB/XF														
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

