S1/2 OF NE1/4 OF NE1/4 W OF SR-4
RD R/W DESC IN ORB 1532-2170 & E
IN WD 1532-2149.

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

2026

07-4S-17-08127-005

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	7417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	248,074
TOTAL MARKET VALUE	248,074
SOH/AGL Deduction	0
ASSESSED VALUE	248,074
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	248,074
TOTAL JUST VALUE	248,074
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	248,074

XFOB:2:1: CHICKEN HOUSE

SALE:3:1: INCLUDED 08127-005 & 08122-001

SALE:1:1: INCLUDED 08122-001 & 08127-009

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051156	Right-of-Way Acce		02/13/2025
19-648	DEMOLISH	0	11/20/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1532/2194	2/05/2025	WD	Q	V	01	325,000
GRANTOR: ST JOHNS LIMITED LIAB						
GRANTEE: DREAM CREATIVE INVE						
1330/1324	2/06/2017	WD	Q	I	01	70,000
GRANTOR: LAWRENCE ROUSH & WILL						
GRANTEE: ST JOHNS LIMITED LI						

BUILDING NOTES

BUILDING DIMENSIONS

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
1	0000	C	VAC RES	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	35,500.00	35,500.00	35,500							
2	0000	C	VAC RES	0		00	0.00	0.00	5.99	AC		1.00	1.00	1.00	35,500.00	35,500.00	212,574							

REVIEW DATE 05/14/2026 BY MLU Total Acres: 6.99 Total Land Value: 248,074 Market: 0 Agricultural: 0 Common: 248,074 PRINTED 06/22/2026 BY SYS