ALL NW1/4 OF NE1/4, LYING N OF A
AS LIES N & E OF PRICE CREEK CIR
APPROX 0.68 AC BEING A PORTION O

SERENDIPITY GUESTHOUSE & SPA LLC
2525 PONCE DE LEON BLVD, SUITE 300
CORAL GABLES, FL 33134

2027

14-4S-17-08346-008

BUILDING CHARACTERISTICS

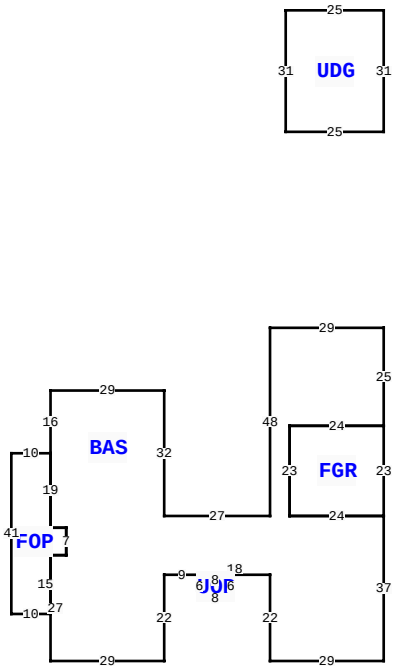
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	14417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,291	100		4,291	394,880
FGR	552	55		304	27,976
FOP	438	30		131	12,056
UDG	775	55		426	39,203
UOP	48	20		10	920
TOTALS	6,104			5,162	475,033

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	5,162	111.5500	122.70	633,377	1986	2000	0	0	0	25.00	75.00

1 SINGLE FAM 0% - 2026 Heated Area: 4291 HX Base Yr



466 SE PRICE CREEK LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	9,712.50	9,712.50	100	0	0	3	100	9,713	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,950	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	475,033
TOTAL MARKET OB/XF VALUE	12,463
TOTAL LAND VALUE - MARKET	110,250
TOTAL MARKET VALUE	597,746
SOH/AGL Deduction	0
ASSESSED VALUE	597,746
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	597,746
TOTAL JUST VALUE	597,746
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	606,418

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1554/2551	11/14/2025	WD	Q	I	01	805,000
GRANTOR: DICKS BRADLEY N						
GRANTEE: SERENDIPITY GUESTHO						
1194/1833	5/05/2010	WD	U	I	16	250,000
GRANTOR: LENVIL DICKS						
GRANTEE: BRADLEY N & BETSY S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 S48 W27 N32 W29 S16 FOP= W10 S41 E10 N15 E4 N7 W4N19$ S19 E4 S7 W4 S27 E29 N22 E9 UOP= S6 E8 N6 W8$ E18 S22 E29 N37 FGR= N23 W24 S23 E24$W24 N23 E24 N25$ PTR=N50 UDG= N31 W25 S31 E25$ S50$.

LAND DESCRIPTION

TOTAL OB/XF 12,463

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	0100	C	SFR	0		A-1	0.00	0.00	12.25	AC		1.00	1.00	1.00	9,000.00	9,000.00	110,250							

REVIEW DATE 02/11/2026 BY TP Total Acres: 12.25 Total Land Value: 110,250 Market: 0 Agricultural: 0 Common: 110,250 PRINTED 11/16/2026 BY SYS