

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

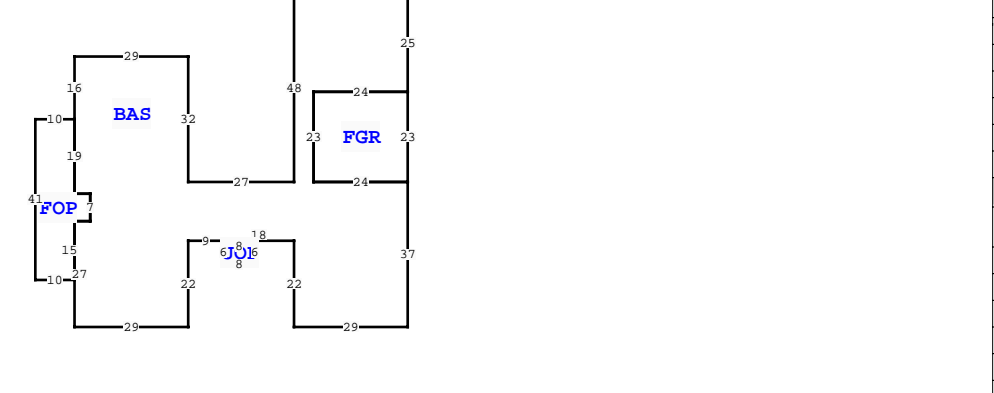
SERENDIPITY GUESTHOUSE & SPA LLC 2525 PONCE DE LEON BLVD, SUITE 300 CORAL GABLES, FL 33134

2026

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/VNLPK 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

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	124.94	644,940	1986	2000		0	0	25.00	75.00		



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	402,089
FGR	552	55		304	28,487
FOP	438	30		131	12,275
UDG	775	55		426	39,918
UOP	48	20		10	937
TOTALS	6,104			5,162	483,705

COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 3		Tax Dist:
BUILDING MARKET VALUE		483,705
TOTAL MARKET OB/XF VALUE		12,463
TOTAL LAND VALUE - MARKET		110,250
TOTAL MARKET VALUE		606,418
SOH/AGL Deduction		0
ASSESSED VALUE		606,418
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		606,418
TOTAL JUST VALUE		606,418
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		518,367

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						

EXTRA FEATURES																	
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	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	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/07/2026	MLU

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										
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	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							