

COMM NW COR SEC, RUN E ALONG N L
 FT, S 385.42 FT TO POB, E 1347.0
 FT TO PT ON N'RLY R/W LINE OF US

DREAMIN N DRIFTIN RV RESORT LLC
 8883 W US HIGHWAY 90
 LAKE CITY, FL 32055

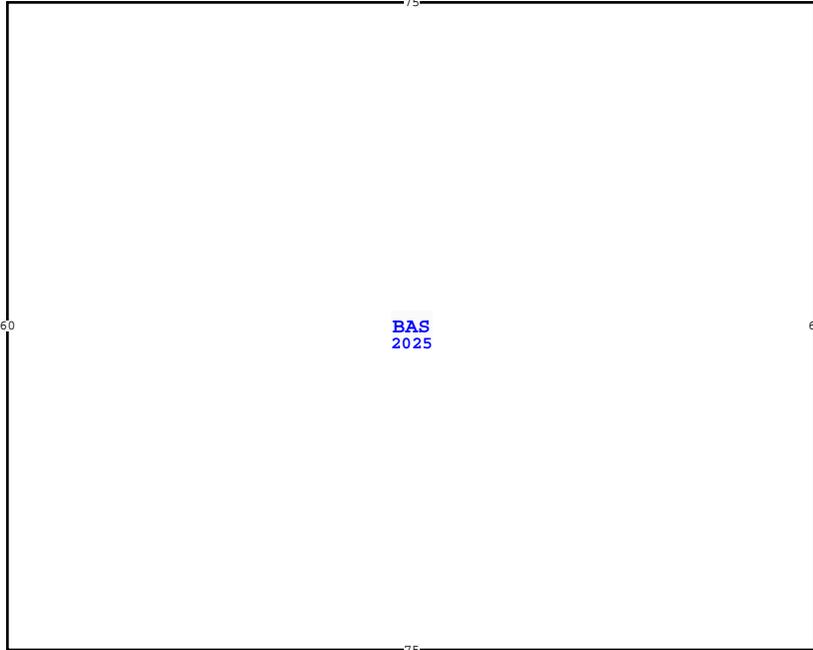
2026

25-3S-15-00211-002



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	10	STEEL FRME 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	01	MINIMUM 100	
Interior Floo	03	CONC FINSH 100	
Ceiling	03	PART.FIN. 100	
Air Condition	06	ENG CENTRL 100	
Heating Type	09	ENG F AIR 100	
Fixtures		9 100	
Frame	05	STEEL 100	
Story Height		9 100	
RMS		3 100	
Stories	1.	1. 100	
Units		N/A 100	
Condition Adj	03	03 100	
Quality	05	05	
DOR CODE	3600 CAMPS		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	25315.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	4,500	100	2025
TOTAL ADJ AREA	4,500		
SUBAREA MARKET VALUE	184,838		
TOTALS	4,500		4,500 184,838

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	PREF M B A	0%	- 2025								
				Heated Area: 4500			HX Base Yr				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		184,838	
TOTAL MARKET OB/XF VALUE		598,555	
TOTAL LAND VALUE - MARKET		296,100	
TOTAL MARKET VALUE		1,079,493	
SOH/AGL Deduction		252,730	
ASSESSED VALUE		826,763	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		826,763	
TOTAL JUST VALUE		1,079,493	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,084,493	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054337	Electrical Servc		10/28/2025
000050143	Swimming Pool and	139,725	06/18/2024
000047973	New Commercial Co	300,000	10/24/2023
000048119	Electrical Servc	15,400	09/14/2023
000048120	Electrical Servc	15,400	09/14/2023
000048121	Electrical Servc	15,400	09/14/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1490/1592	5/12/2023	QC	U	I	11	329,300
GRANTOR: MILLER PAULA LYNETTE						
GRANTEE: DREAMIN N DRIFTIN R						
1478/2410	11/07/2022	WD	Q	I	01	439,000
GRANTOR: MAYCO FENCE INDUSTRIE						
GRANTEE: MILLER PAULA LYNETT						

EXTRA FEATURES		BLD DATE		LGL DATE	
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L W
1	9945	Well/Sept	0	0	0 0
2	9947	Septic	0	0	0 0
3	9920	RV SITE	0	0	0 0
4	0270	POOL COMM	0	0	50 20
5	0166	CONC, PAVMT	0	0	0 0
6	0120	CLFENCE 4	0	0	0 0
7	0166	CONC, PAVMT	0	0	0 0
8	0030	BARN, MT	0	0	20 18
9	0252	LEAN-TO W/	0	0	0 0
10	0140	CLFENCE 6	0	0	0 0

TOTAL OB/XF												593,155				
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	9945	Well/Sept	0	0	0 0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	9947	Septic	0	0	0 0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
3	9920	RV SITE	0	0	0 0	100.00	UT	5,000.00	5,000.00	100	2024	2023		97	485,000	
4	0270	POOL COMM	0	0	50 20	1,000.00	UT	85.00	85.00	100	2025	2024		98	83,300	
5	0166	CONC, PAVMT	0	0	0 0	1.00	UT	1,500.00	1,500.00	100	2025	2024		100	1,500	
6	0120	CLFENCE 4	0	0	0 0	750.00	UT	5.00	5.00	100	2025	2024		100	3,750	
7	0166	CONC, PAVMT	0	0	0 0	1,035.00	UT	3.00	3.00	100	2025	2024		100	3,105	
8	0030	BARN, MT	0	0	20 18	360.00	UT	15.00	15.00	100	2025	2024		100	5,400	
9	0252	LEAN-TO W/	0	0	0 0	1.00	UT	500.00	500.00	100	2025	2024		100	500	
10	0140	CLFENCE 6	0	0	0 0	80.00	UT	7.50	7.50	100	2025	2024		100	600	

LAND DESCRIPTION		TOTAL OB/XF	
L N	USE CODE	CLS	LAND USE DESCRIPTION
1	2820	C	RV PARK
2	2820	C	RV PARK

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	2820	C	RV PARK	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.50	6,000.00	9,000.00	9,000							
2	2820	C	RV PARK	0		A-1	0.00	0.00	31.90	AC		1.00	1.00	1.50	6,000.00	9,000.00	287,100							

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2025;ORIG=30,50] N60 E75 S60 W75 \$	

