LOT 2 KING'S WOOD S/D.
659-290, 713-849, LE 1435-1232,

DREAMBUILT LUXURY HOMES, INC
5240 BABCOCK ST NE, STE 300B
PALM BAY, FL 32905

2026

35-4S-16-03292-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	35416.010 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

102 SW CANTERBURY CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	25,600
TOTAL MARKET VALUE	25,600
SOH/AGL Deduction	0
ASSESSED VALUE	25,600
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	25,600
TOTAL JUST VALUE	25,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	28,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054899	New Residential C	180,000	01/27/2026
000054867	Right-of-Way Acce		01/22/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1555/2250	12/01/2025	WD	Q	V	01	28,900
GRANTOR: KEENE HENRY HANSFORD						
GRANTEE: DREAMBUILT LUXURY H						
1490/102	5/09/2023	LE	U	I	14	100
GRANTOR: KEENE JULIA ANN						
GRANTEE: KEENE HENRY HANSFOR						

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		00	150.00	499.00	1.60	AC		1.00	1.00	1.00	16,000.00	16,000.00	25,600							

REVIEW DATE 04/20/2026 BY MLU Total Acres: 1.60 Total Land Value: 25,600 Market: 0 Agricultural: 0 Common: 25,600 PRINTED 06/19/2026 BY SYS