



Columbia County Property Appraiser
Jeff Hampton

2026 Working Values
updated: 7/2/2026

Retrieve Tax Record Tax Estimator 2025 TRIM (pdf) Property Card Parcel List Generator Show on GIS Map Print Show Viewer

Parcel: << 04-4S-16-02772-009 (11634) >>

Owner & Property Info Result: 1 of 1

Owner	SUNSHINE HOMES NFL LLC 7195 SW COUNTY ROAD 240 LAKE CITY, FL 32024		
Site	118 SW DREAMCATCHER CT, LAKE CITY		
Desc*	COMM INTERS OF N R/W CR-252 & LINE OF SE1/4 OF NW1/4, E ALONG RD R/W 279.99 FT FOR POB, N 458.22 FT, E 275 FT S 299.14 FT, SW ALONG RD R/W 315.80 FT TO POB, EX RD R/W. 435-744, 535-443, 621-352, 739-456, 740-647, WD 1541-35,		
Area	2.02 AC	S/T/R	04-4S-16
Use Code**	MH PARK (2802)	Tax District	2

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2025 Certified Values		2026 Working Values	
Mkt Land	\$16,160	Mkt Land	\$34,340
Ag Land	\$0	Ag Land	\$0
Building	\$43,252	Building	\$68,486
XFOB	\$50,390	XFOB	\$50,390
Just	\$109,802	Just	\$153,216
Class	\$0	Class	\$0
Appraised	\$109,802	Appraised	\$153,216
SOH/10% Cap	\$253	SOH/10% Cap	\$0
Assessed	\$109,802	Assessed	\$153,216
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$109,549 city:\$0 other:\$0 school:\$109,802	Total Taxable	county:\$153,216 city:\$0 other:\$0 school:\$153,216

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

▼ Sales History Buffer Sales Sales Questionnaire

Sale Date	Sale Price	Bk/Pg	Deed	V/I	Qual (Codes)	RCode
5/21/2025	\$225,000	1541 / 035	WD	I	Q	01
1/7/1991	\$42,000	740 / 647	WD	I	Q	06
12/18/1990	\$0	739 / 455	CT	V	U	11
4/1/1987	\$125,000	621 / 352	WD	I	U	09

▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MOBILE HME (0800)	1985	672	672	\$13,499
Sketch	MOBILE HME (0800)	1985	784	784	\$16,555
Sketch	MOBILE HME (0800)	1977	672	672	\$13,499
Sketch	MOBILE HME (0800)	1978	552	616	\$11,294
Sketch	MOBILE HME (0800)	1988	672	672	\$13,639

*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

▼ Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
0000	MUR LOCKER	0	\$17,000.00	11.00	8.00