

COLUMBIA COUNTY Property Appraiser

Parcel 04-4S-16-02772-009

Owners

SUNSHINE HOMES NFL LLC
7195 SW COUNTY ROAD 240
LAKE CITY, FL 32024

Parcel Summary

Location	118 SW DREAMCATCHER CT
Use Code	2802: MH PARK
Tax District	2: COUNTY
Acreage	2.0200
Section	04
Township	4S
Range	16
Subdivision	DIST 2

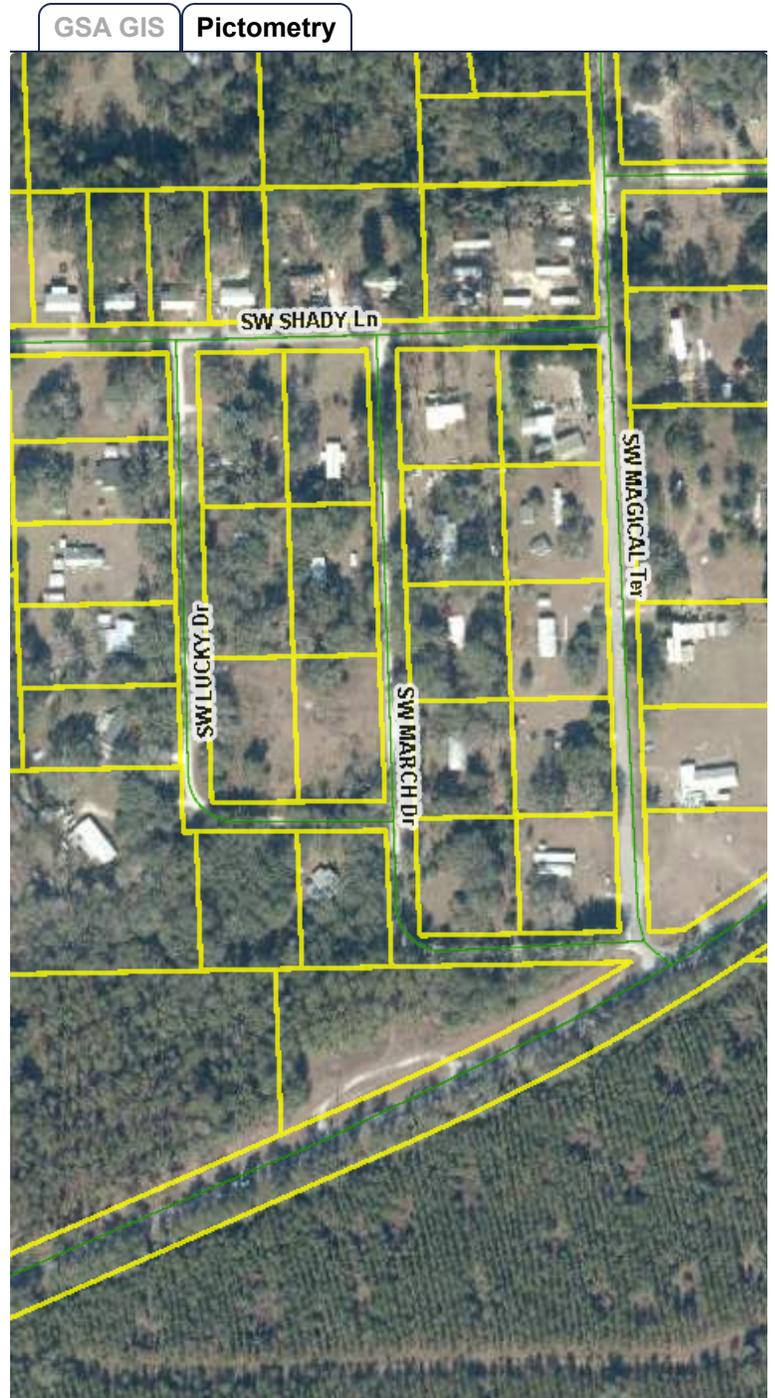
Additional Site Addresses

- 130 SW DREAMCATCHER CT
- 140 SW DREAMCATCHER CT
- 148 SW DREAMCATCHER CT
- 156 SW DREAMCATCHER CT
- 127 SW DREAMSCAPE CT
- 143 SW DREAMSCAPE CT
- 155 SW DREAMSCAPE CT
- 165 SW DRFAMSCAPF CT

Legal Description

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,



Working Values

	2026
Total Building	\$51,363
Total Extra Features	\$50,390
Total Market Land	\$30,300
Total Ag Land	\$0
Total Market	\$132,053
Total Assessed	\$120,504
Total Exempt	\$0
Total Taxable	\$120,504
SOH Diff	\$11,549

Value History

	2025	2024	2023	2022	2021	2020
Total Building	\$43,252	\$33,040	\$30,034	\$23,427	\$19,825	\$15,377
Total Extra Features	\$50,390	\$50,390	\$50,390	\$50,390	\$50,390	\$50,390
Total Market Land	\$16,160	\$16,160	\$16,160	\$16,160	\$16,160	\$16,022
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$109,802	\$99,590	\$96,584	\$89,977	\$86,375	\$81,789
Total Assessed	\$109,549	\$99,590	\$96,584	\$89,977	\$86,375	\$81,789
Total Exempt	\$0	\$0	\$0	\$0	\$0	\$0
Total Taxable	\$109,549	\$99,590	\$96,584	\$89,977	\$86,375	\$81,789
SOH Diff	\$253	\$0	\$0	\$0	\$0	\$0

Document/Transfer/Sales History

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
WD 1541/35	2025-05-21	Q	01	WARRANTY DEED	Improved	\$225,000	Grantor: BART THOMAS A Grantee: SUNSHINE HOMES NFL LLC
WD 0740/0647	1991-01-07	Q	06	WARRANTY DEED	Improved	\$42,000	Grantor: JANET RIVERS Grantee: THOMAS BART
CT 0739/0455	1990-12-18	U	11	CERTIFICATE OF TITLE	Vacant	\$0	Grantor: RONALD FORD Grantee: JANET S RIVERS

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
WD 0621/0352	1987-04-01	U	09	WARRANTY DEED	Improved	\$125,000	Grantor: SPRAGUE ROBERT E Grantee: FORD RONALD CLIFTON

Buildings

Building # 1, Section # 1, 3031, MOBILE HOME

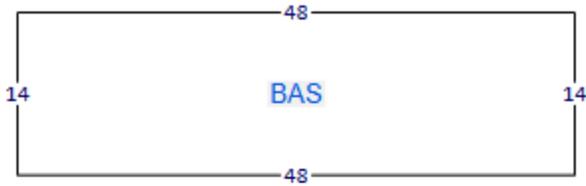
Type	Models	Heated Sq Ft	Repl Cost New	YrBlt	Year Eff	Gross Area	Other % Dpr	Normal % Dpr	% Cond	Value
0800	02	672	\$33,748	1985	1985	672	10.00%	70.00%	30.00%	\$10,124

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	31	VINYL SID
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	01	MINIMUM
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	14	CARPET
IF	Interior Flooring	08	SHT VINYL
AC	Air Conditioning	02	WINDOW
HT	Heating Type	03	FORCED AIR
BDR	Bedrooms	2.00	
BTH	Bathrooms	1.00	
STR	Stories	1.	1.
AR	Architectual Type	01	CONV
COND	Condition Adjustment	02	02

Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
BAS	672	100%	672



Building # 4, Section # 1, 3717, MOBILE HOME

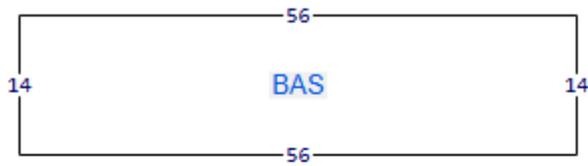
Type	Models	Heated Sq Ft	Repl Cost New	YrBlt	Year Eff	Gross Area	Other % Dpr	Normal % Dpr	% Cond	Value
<u>0800</u>	<u>02</u>	784	\$41,387	1985	1985	784	10.00%	70.00%	30.00%	\$12,416

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	26	ALM SIDING
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	01	MINIMUM
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	14	CARPET
IF	Interior Flooring	08	SHT VINYL
AC	Air Conditioning	02	WINDOW
HT	Heating Type	03	FORCED AIR
BDR	Bedrooms	2.00	
BTH	Bathrooms	2.00	
STR	Stories	1.	1.
AR	Architectual Type	01	CONV
COND	Condition Adjustment	02	02
KTCH	Kitchen Adjustment	01	01

Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
<u>BAS</u>	784	100%	784



Building # 6, Section # 1, 3031, MOBILE HOME

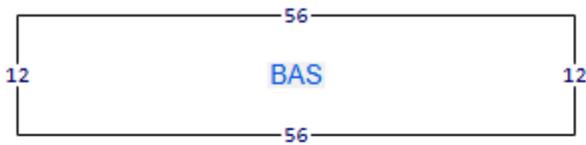
Type	Models	Heated Sq Ft	Repl Cost New	YrBlt	Year Eff	Gross Area	Other % Dpr	Normal % Dpr	% Cond	Value
<u>0800</u>	<u>02</u>	672	\$33,748	1977	1977	672	10.00%	70.00%	30.00%	\$10,124

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	26	ALM SIDING
RS	Roof Structure	02	SHED
RC	Roof Cover	01	MINIMUM
IW	Interior Wall	04	PLYWOOD
IF	Interior Flooring	14	CARPET
IF	Interior Flooring	08	SHT VINYL
AC	Air Conditioning	02	WINDOW
HT	Heating Type	03	FORCED AIR
BDR	Bedrooms	2.00	
BTH	Bathrooms	1.00	
STR	Stories	1.	1.
AR	Architectual Type	01	CONV
COND	Condition Adjustment	02	02

Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
<u>BAS</u>	672	100%	672



Building # 7, Section # 1, 2536, MOBILE HOME

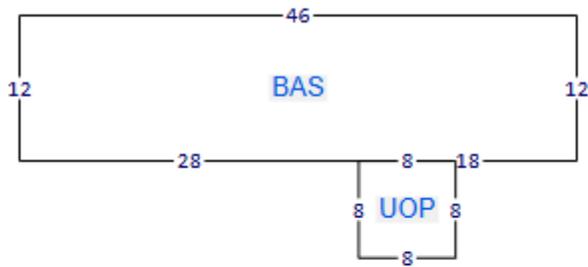
Type	Models	Heated Sq Ft	Repl Cost New	YrBit	Year Eff	Gross Area	Other % Dpr	Normal % Dpr	% Cond	Value
<u>0800</u>	<u>02</u>	552	\$28,235	1978	1978	616	10.00%	70.00%	30.00%	\$8,470

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	26	ALM SIDING
RS	Roof Structure	01	FLAT
RC	Roof Cover	01	MINIMUM
IW	Interior Wall	04	PLYWOOD
IF	Interior Flooring	14	CARPET
IF	Interior Flooring	08	SHT VINYL
AC	Air Conditioning	02	WINDOW
HT	Heating Type	03	FORCED AIR
BDR	Bedrooms	1.00	
BTH	Bathrooms	1.00	
STR	Stories	1.	1.
AR	Architectual Type	01	CONV
COND	Condition Adjustment	02	02

Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
<u>BAS</u>	552	100%	552
<u>UOP</u>	64	25%	16



Building # 8, Section # 1, 3062, MOBILE HOME

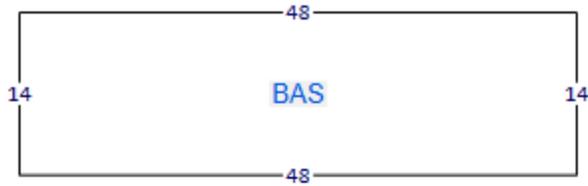
Type	Models	Heated Sq Ft	Repl Cost New	YrBlt	Year Eff	Gross Area	Other % Dpr	Normal % Dpr	% Cond	Value
<u>0800</u>	<u>02</u>	672	\$34,097	1988	1988	672	10.00%	70.00%	30.00%	\$10,229

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	26	ALM SIDING
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	01	MINIMUM
IW	Interior Wall	04	PLYWOOD
IF	Interior Flooring	14	CARPET
IF	Interior Flooring	08	SHT VINYL
AC	Air Conditioning	02	WINDOW
HT	Heating Type	03	FORCED AIR
BDR	Bedrooms	1.00	
BTH	Bathrooms	1.00	
STR	Stories	1.	1.
AR	Architectual Type	01	CONV
COND	Condition Adjustment	02	02

Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
<u>BAS</u>	672	100%	672



Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value
0259	MHP HOOKUP			11.00	\$4,300.00	0	100%	\$47,300
0255	MBL HOME STORAGE			1.00	\$1,800.00	1993	30%	\$540
0255	MBL HOME STORAGE			1.00	\$1,500.00	1993	30%	\$450
0252	LEAN-TO W/O FLOOR			1.00	\$0.00	0	100%	\$1,500
0070	CARPORT UF			1.00	\$0.00	2017	100%	\$600

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
2810	MH PARK	00	.00	.00	2.02	\$15,000.00/AC	2.02	1.00	\$30,300

Personal Property

None

Permits

None

TRIM Notices

2025
2024
2023

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of January 05, 2026.

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