COMM SE COR OF SW1/4 OF NE1/4,
FOR POB, CONT W 444.65 FT, N 143
S BANK OF SUWANNEE RIVER, RUN E'

BERNHART-BUCHANAN PATRICIA A
595 NW DREAMER LN
WHITE SPRINGS, FL 32096

2026

18-2S-16-01640-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

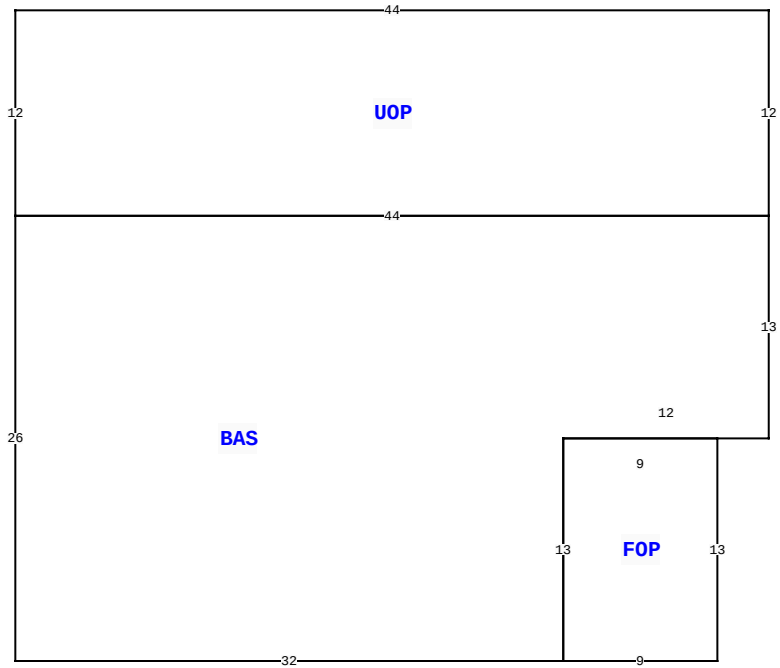
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 18216.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	988	100		988	88,701
FOP	117	35		41	3,681
UOP	528	25		132	11,851
TOTALS	1,633			1,161	104,234

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,161	113.7000	106.88	124,088	2017	2017	0	0	0	16.00	84.00

1 MANUF 1 100% - 2018 Heated Area: 988 HX Base Yr 2018



595 NW DREAMER LN, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		104,234
TOTAL MARKET OB/XF VALUE		9,200
TOTAL LAND VALUE - MARKET		82,280
TOTAL MARKET VALUE		195,714
SOH/AGL Deduction		148,379
ASSESSED VALUE		47,335
TOTAL EXEMPTION VALUE	HX HB WX	30,000
BASE TAXABLE VALUE		17,335
TOTAL JUST VALUE		195,714
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,196

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043131	Electrical Servic	0	11/09/2021
34848	M H	698	01/17/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1464/1844	4/14/2022	LE	U	I	14	100
GRANTOR: BERNHART-BUCHANAN PAT						
GRANTEE: BUCHANAN ERIN LYN						
1318/1495	7/12/2016	WD	Q	V	01	55,000
GRANTOR: MARY LUCINDA JARRELL						
GRANTEE: WILLIAM D BUCHANAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N13 UOP= N12 W44 S12 E44$ W44 S26 E32 FOP= E9 N13 W9 S13$ N13 E12$.

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
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 9,200

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	0200	C	MBL HM	100		00	0.00	0.00	14.96	AC		1.00	1.00	1.00	5,500.00	5,500.00	82,280							

REVIEW DATE 11/09/2022 BY KS Total Acres: 14.96 Total Land Value: 82,280 Market: 0 Agricultural: 0 Common: 82,280 PRINTED 11/17/2025 BY SYS