LOT 8 CEDAR SPRING SHORES RE-PLA
639-734, WD 1202-2335, QC 1218-8

GREEN APRIL NKA APRIL NELSON/GREEN WESLEY CHASE
295 SW BURGUNDY LN
FORT WHITE, FL 32038

2026

18-7S-16-04236-083

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

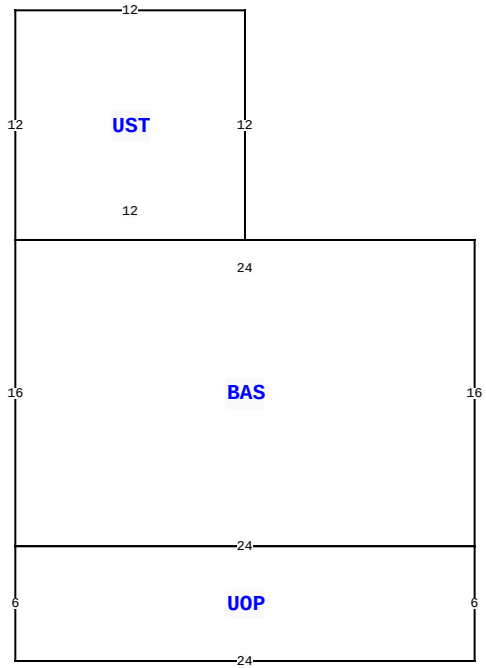
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	02	ROLL COMP 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		0 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	18716.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	384	100		384	9,802
UOP	144	20		29	740
UST	144	45		65	1,659
TOTALS	672			478	12,201

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	478	35.0595	39.27	18,771	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 384 HX Base Yr



295 SW BURGUNDY LN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/26/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	12,201
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	20,000
TOTAL MARKET VALUE	39,201
SOH/AGL Deduction	4,939
ASSESSED VALUE	34,262
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	34,262
TOTAL JUST VALUE	39,201
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	39,201

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30316	M H	395	07/24/2012
29315	TR/TRAILER	50	04/15/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1335/0980	4/24/2017	QC	U	I	11	100
GRANTOR: ADRIANE JARMAN-FOLMAR						
GRANTEE: APRIL GREEN N/K/A A						
1237/0063	5/18/2012	WD	U	I	11	0
GRANTOR: DONNA MARIE EVANS						
GRANTEE: APRIL GREEN (CORR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W24 S16 E24 N16 $
UOP=[ORIG=-24,16] S6 E24 N6 W24 $
UST=[ORIG=-24,-12] E12 S12 W12 N12 $
.

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0100	C	SFR	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.80	25,000.00	20,000.00	20,000							

REVIEW DATE 03/22/2023 BY JB Total Acres: 1.52 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 11/19/2025 BY SYS