LOT 19 CEDAR SPRING SHORES
RE-PLAT.

BUEHLER ALBERT B JR/BUEHLER SHERYLLE L
302 SW BURGANDY LN
FORT WHITE, FL 32038

2025

18-7S-16-04236-094

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

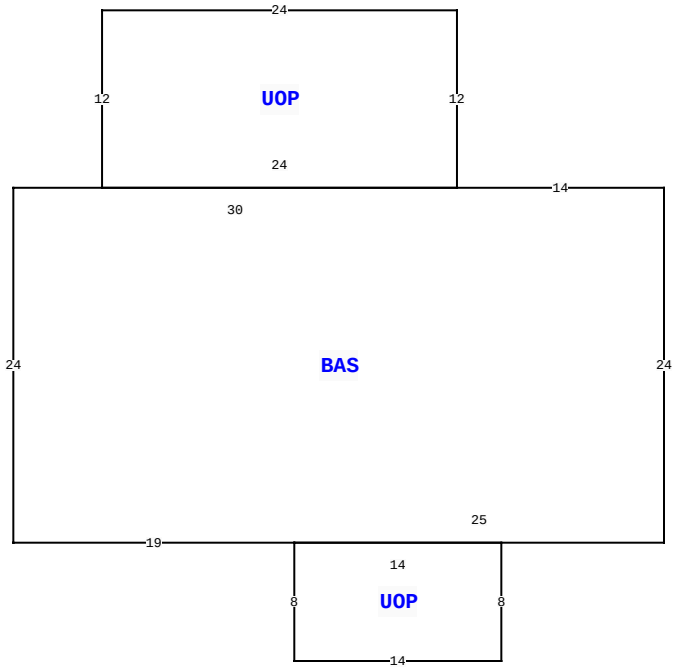
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 18716.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100		1,056	27,346
UOP	112	25		28	725
UOP	288	25		72	1,864
TOTALS	1,456			1,156	29,936

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,156	107.9000	64.74	74,839	1992	1992	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2018 Heated Area: 1056 HX Base Yr 2018



302 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		29,936
TOTAL MARKET OB/XF VALUE		20,603
TOTAL LAND VALUE - MARKET		31,250
TOTAL MARKET VALUE		81,789
SOH/AGL Deduction		32,352
ASSESSED VALUE		49,437
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		24,437
TOTAL JUST VALUE		81,789
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,862

XFOB:2:1: 1992 SKYL MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30477	TR/TRAILER	189	09/19/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1240/2765	8/03/2012	WD	Q	I	01	58,800
GRANTOR: WILLIAM MICHAEL & LAU						
GRANTEE: ALBERT B JR & SHERY						
1173/0309	4/27/2009	WD	U	I	16	7,000
GRANTOR: TAMARA TRACY						
GRANTEE: WILLIAM MICHAEL HAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 UOP= N12 W24 S12 E24$ W30 S24 E19 UOP= S8 E14 N8 W14$ E25 N24$.

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	2009	2009	3	100	1,200	
2	0200	GARAGE F	0	100	24	30	720.00	UT	7.50	7.50	100	0	0	3	100	5,400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	300	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0166	CONC,PAVMT	0	100	17	19	323.00	UT	2.25	2.25	100	2009	2009	3	100	727	
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
8	0060	CARPORT F	0	100	22	38	836.00	UT	3.50	3.50	100	2013	2013	3	100	2,926	

LAND DESCRIPTION

TOTAL OB/XF 20,603

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.25	25,000.00	31,250.00	31,250							

REVIEW DATE 07/14/2015 BY TW Total Acres: 2.02 Total Land Value: 31,250 Market: 0 Agricultural: 0 Common: 31,250 PRINTED 08/28/2025 BY SYS