E1/2 OF W1/2 OF NW1/4 OF NW1/4 (
DUDLEY ESTATES S/D UNR).

O'BRIEN ROBERT J II/O'BRIEN AMBERLEE C
575 SW PATHFINDER GLN
FORT WHITE, FL 32038

2026

13-6S-16-03818-213

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

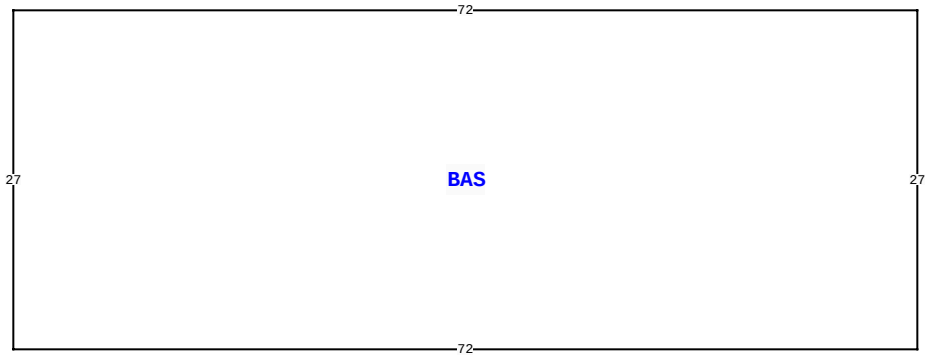
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	13616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,944	100		1,944	130,346
TOTALS	1,944			1,944	130,346

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,944	129.6900	121.91	236,993	1998	1998	0	0	0	45.00	55.00

1 MANUF 1 0% - 2021 Heated Area: 1944 HX Base Yr



575 SW PATHFINDER GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	130,346
TOTAL MARKET OB/XF VALUE	9,200
TOTAL LAND VALUE - MARKET	95,000
TOTAL MARKET VALUE	234,546
SOH/AGL Deduction	49,221
ASSESSED VALUE	185,325
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	185,325
TOTAL JUST VALUE	234,546
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	234,546

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38577	MAINT/ALTR	75	09/09/2019
22288	M H	268	09/08/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1408/2658	3/27/2020	WD	Q	I	01	149,900
GRANTOR: JOHN N CREEK MAN & KR						
GRANTEE: ROBERT J II & AMBER						
1236/0666	6/07/2012	WD	Q	I	01	55,000
GRANTOR: ANTHONY GONZALES						
GRANTEE: JOHN N CREEKMAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W72 S27 E72 N27$.

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	0	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	500	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	500	

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	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,000							

REVIEW DATE 10/01/2019 BY RP Total Acres: 10.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 11/17/2025 BY SYS