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

**KOZAK JEFFERY J**
697 SW PATHFINDER GLN
FORT WHITE, FL 32038

**2026**

**13-6S-16-03818-215**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

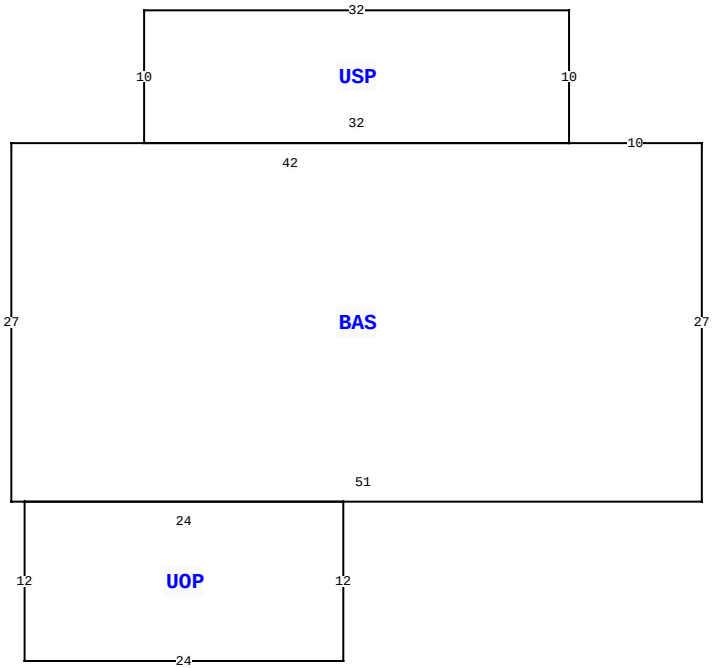
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 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 | 13616.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,404 | 100 | | 1,404 | 85,583 |
| UOP | 288 | 25 | | 72 | 4,389 |
| USP | 320 | 35 | | 112 | 6,827 |
| TOTALS | 2,012 | | | 1,588 | 96,799 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,588 | 117.9000 | 110.83 | 175,998 | 2001 | 2001 | 0 | 0 | 0 | 45.00 | 55.00 |

1 MANUF 1 100% - 2025 Heated Area: 1404 HX Base Yr 2025




697 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 | | 96,799 |
| TOTAL MARKET OB/XF VALUE | | 8,380 |
| TOTAL LAND VALUE - MARKET | | 95,000 |
| TOTAL MARKET VALUE | | 200,179 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 200,179 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 149,457 |
| TOTAL JUST VALUE | | 200,179 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 200,179 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000048330 | Roof Replacement | 12,000 | 10/03/2023 |
| 18578 | M H | 125 | 08/03/2001 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1306/0875 | 11/30/2015 | QC | U | I | 11 | 100 |
| GRANTOR: ROBERT & BARBARA JOHN | | | | | | |
| GRANTEE: JEFFERY J KOZAK | | | | | | |
| 1206/2090 | 12/20/2010 | AG | U | I | 40 | 89,900 |
| GRANTOR: ROBERT & BARBARA JOHN | | | | | | |
| GRANTEE: JEFFERY J KOZAK | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W10 USP= N10 W32 S10 E32$ W42 S27 E1 UOP= S12 E24 N12 W24$ E51 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 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2000 | 2000 | 3 | 100 | 200 | |
| 2 | 0070 | CARPORT UF | 0 | 100 | 20 | 36 | 720.00 | UT | 1.50 | 1.50 | 100 | 2010 | 2010 | 3 | 100 | 1,080 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2010 | 2010 | 3 | 100 | 100 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,380

| 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 | | | 0.00 | 0.00 | 10.00 | AC | | 1.00 | 1.00 | 1.00 | 9,500.00 | 9,500.00 | 95,000 | | | | | | | |

REVIEW DATE 10/16/2023 BY JS Total Acres: 10.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 11/17/2025 BY SYS