AKA LOT 16 DUDLEY ESTATES UNR
W1/2 OF W1/2 OF NE1/4 OF NW1/4
WD 1069-235. WD 1078-1667.

CHANCELLOR PAUL E
P O BOX 429
FT WHITE, FL 32038

2026

13-6S-16-03818-216

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

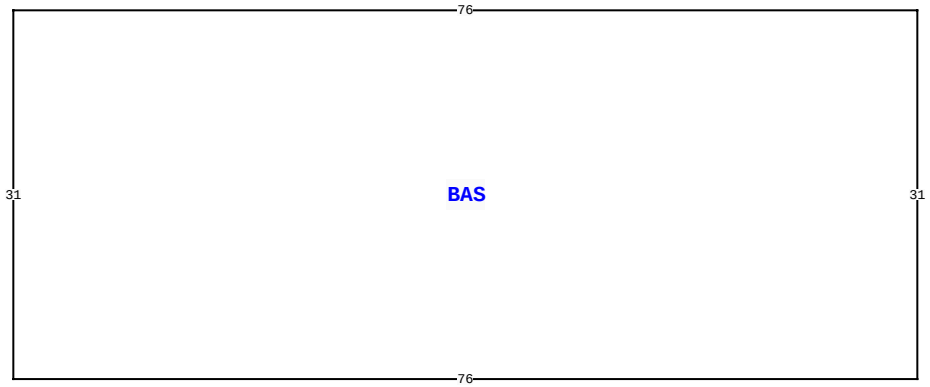
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
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	2,356	100		2,356	123,762
TOTALS	2,356			2,356	123,762

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,356	101.6100	95.51	225,022	2002	2002	0	0	0	45.00	55.00

1 MANUF 1 100% - 2008 Heated Area: 2356 HX Base Yr 2008



745 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		123,762
TOTAL MARKET OB/XF VALUE		10,462
TOTAL LAND VALUE - MARKET		95,095
TOTAL MARKET VALUE		229,319
SOH/AGL Deduction		116,656
ASSESSED VALUE		112,663
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		56,941
TOTAL JUST VALUE		229,319
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		229,319

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29977	M H	325	03/02/2012
18815	M H	125	10/09/2001
18791	M H	125	10/02/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1112/0084	2/15/2007	WD	Q	I		155,000
GRANTOR: CHARLES & DEBRA TUCKE						
GRANTEE: PAUL E CHANCELLOR						
1078/1667	3/17/2006	WD	Q	V		38,500
GRANTOR: SHIRLEY BENNETT						
GRANTEE: CHARLES & DEBRA TUC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S31 E76 N31$.

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	0255	MBL HOME S	0	100	14	66	1.00	UT	924.00	924.00	50	1979	1979	3	50	462	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 10,462

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	10.01	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,095							

REVIEW DATE 05/22/2015 BY TW Total Acres: 10.01 Total Land Value: 95,095 Market: 0 Agricultural: 0 Common: 95,095 PRINTED 11/17/2025 BY SYS