

LOTS 17 & 18 DUDLEY ESTATES
UNR: E1/2 OF W1/2 OF NE1/4 OF
NW1/4 & W1/2 OF E1/2 OF NE1/4

PETTY DENISE
843 SW PATHFINDER GLN
FORT WHITE, FL 32038

2026

13-6S-16-03818-217



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1		3
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall	31	VINYL SID 100	0201	02	1,568	113.9000	107.07	167,886	2018	2018	0	0	0	14.00	86.00	VALUATION BY										STANDARD						
Roof Structur	03	GABLE/HIP 100	2 MANUF 1 100% - 2006										Heated Area: 1568					HX Base Yr 2006					Tax Group: 3		Tax Dist:		144,382					
Roof Cover	03	COMP SHNGL 100	285628 BAS										BUILDING MARKET VALUE		144,382																	
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE		23,927																	
Interior Floo	14	CARPET 90											TOTAL LAND VALUE - MARKET		165,275																	
Interior Floo	08	SHT VINYL 10											TOTAL MARKET VALUE		187,267																	
Air Condition	03	CENTRAL 100											SOH/AGL Deduction		75,603																	
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE		111,664																	
Bedrooms		3 100											TOTAL EXEMPTION VALUE		HX HB 50,722																	
Bathrooms		2 100											BASE TAXABLE VALUE		60,942																	
Stories	1.	1. 100											TOTAL JUST VALUE		333,584																	
Architectual	01	CONV 100											NCON VALUE		0																	
Units		0 100											INCOME VALUE																			
													PREVIOUS YEAR MKT VALUE		338,621																	
Quality	05	05																														
DOR CODE	5000	IMPROVED AG																														
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	1,568	100		1,568	144,382																											
TOTALS					1,568			1,568	144,382																							
EXTRA FEATURES										843 SW PATHFINDER GLN, FORT WHITE										BLD DATE				LGL DATE		05/13/2024		MLU				
										XF DATE				LAND DATE																		
										INC DATE				AG DATE																		
L N	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	0327	STABLES-SM	0	100	36	36	1,296.00	UT	8.50	8.50	70	2010	2010	3	70	7,711																
2	0040	BARN,POLE	0	100	48	24	1,152.00	UT	2.50	2.50	70	2010	2010	3	70	2,016																
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100																
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100																
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																
6	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																
LAND DESCRIPTION										TOTAL OB/XF										23,927												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500															
2	9900	C	AC NON-AG	100			0.00	0.00	1.02	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,610															
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	28.03	AC		1.00	1.00	1.00	280.00	280.00	7,848															
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	28.03	AC		1.00	1.00	1.00	5,500.00	5,500.00	154,165															
REVIEW DATE		12/21/2018		BY	DF	Total Acres: 30.05		Total Land Value: 18,958			Market: 154,165			Agricultural: 7,848			Common: 11,110			PRINTED 11/17/2025 BY SYS												