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

2027

13-6S-16-03818-215

BUILDING CHARACTERISTICS

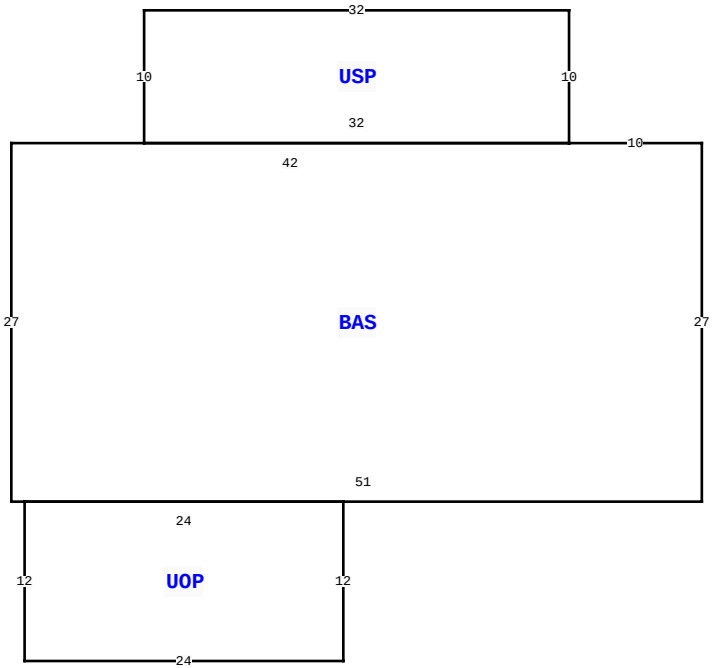
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	84,672
UOP	288	25		72	4,342
USP	320	35		112	6,755
TOTALS	2,012			1,588	95,768

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	109.65	174,124	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	05/06/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	95,768
TOTAL MARKET OB/XF VALUE	9,580
TOTAL LAND VALUE - MARKET	110,000
TOTAL MARKET VALUE	215,348
SOH/AGL Deduction	2,396
ASSESSED VALUE	212,952
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	161,541
TOTAL JUST VALUE	215,348
NCON VALUE	1,200
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	215,179

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	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2027	2026		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 9,580

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	11,000.00	11,000.00	110,000							

REVIEW DATE 05/06/2026 BY KS Total Acres: 10.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 11/16/2026 BY SYS