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

2027

13-6S-16-03818-216

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

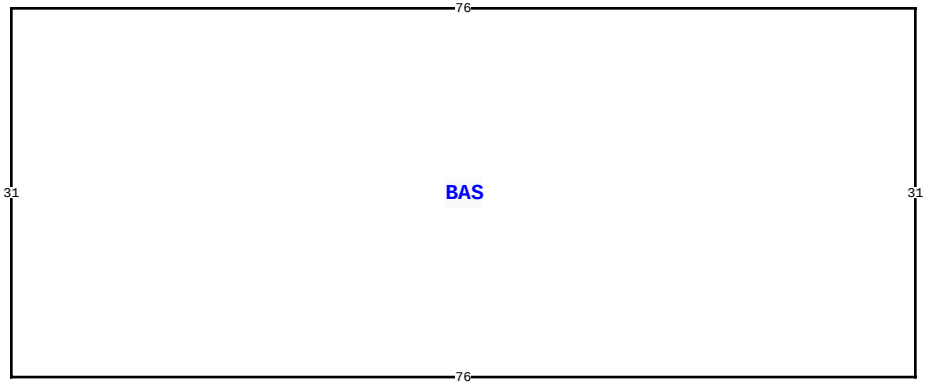
NEIGHBORHOOD/LOC 13616.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	122,453
TOTALS	2,356			2,356	122,453

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	94.50	222,642	2002	2002	0	0	0	45.00	55.00

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



BLD DATE | LGL DATE
XF DATE | LAND DATE 05/06/2026 MLU
INC DATE | AG DATE

745 SW PATHFINDER GLN, FORT WHITE

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	
4	0296	SHED METAL	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2027	2026		100	1,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		122,453
TOTAL MARKET OB/XF VALUE		12,262
TOTAL LAND VALUE - MARKET		110,110
TOTAL MARKET VALUE		244,825
SOH/AGL Deduction		127,320
ASSESSED VALUE		117,505
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		61,094
TOTAL JUST VALUE		244,825
NCON VALUE		1,800
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		244,334

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$.

LAND DESCRIPTION

TOTAL OB/XF 12,262

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	11,000.00	11,000.00	110,110							

REVIEW DATE 05/06/2026 BY KS Total Acres: 10.01 Total Land Value: 110,110 Market: 0 Agricultural: 0 Common: 110,110 PRINTED 11/16/2026 BY SYS