AKA W1/2 LOT 23 DUDLEY ESTATES
UNR: W1/2 OF NW1/4 OF SW1/4
OF NW1/4. 947-244, 973-1185,

ROUSE JENNIFER/ROUSE RONALD
502 SW PATHFINDER GLN
FORT WHITE, FL 32038-3794

**2027**

**13-6S-16-03818-323**

## BUILDING CHARACTERISTICS

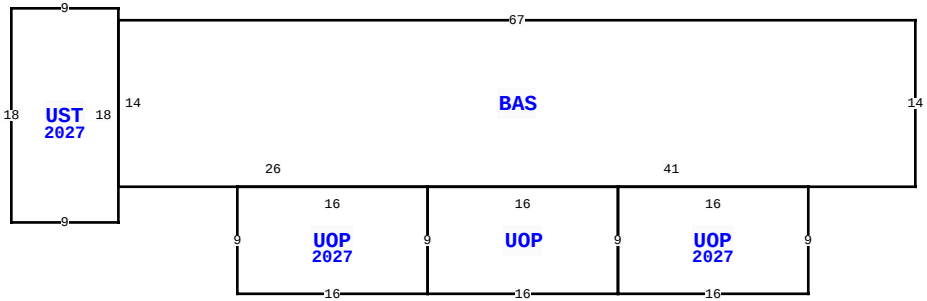
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 26 | ALM SIDING 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| 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 | 04 | 04 |
| 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 | 938 | 100 | | 938 | 23,502 |
| UOP | 144 | 25 | | 36 | 902 |
| UOP | 144 | 25 | 2027 | 36 | 902 |
| UOP | 144 | 25 | 2027 | 36 | 902 |
| UST | 162 | 45 | 2027 | 73 | 1,829 |
| TOTALS | 1,532 | | | 1,119 | 28,038 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,119 | 104.4050 | 62.64 | 70,094 | 1983 | 1983 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 100% - 2004 Heated Area: 938 HX Base Yr 2004




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

502 SW PATHFINDER GLN, FORT WHITE

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 28,038 |
| TOTAL MARKET OB/XF VALUE | 7,532 |
| TOTAL LAND VALUE - MARKET | 65,000 |
| TOTAL MARKET VALUE | 100,570 |
| SOH/AGL Deduction | 49,049 |
| ASSESSED VALUE | 51,521 |
| TOTAL EXEMPTION VALUE | HX HB DX VX 13 51,521 |
| BASE TAXABLE VALUE | 0 |
| TOTAL JUST VALUE | 100,570 |
| NCON VALUE | 3,634 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 96,936 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 32649 | M H | 607 | 01/27/2015 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1412/1235 | 5/27/2020 | WD | U | I | 11 | 100 |
| GRANTOR: DEAS-BULLARD PROPERTI | | | | | | |
| GRANTEE: JENNIFER & RONALD R | | | | | | |
| 1314/2354 | 5/11/2016 | QC | U | V | 12 | 0 |
| GRANTOR: SHIRLEY BENNETT | | | | | | |
| GRANTEE: DEAS-BULLARD PROPER | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=0,0] W67 S14 E26 E41 N14 $
UOP=[ORIG=-41,14] S9 E16 N9 W16 $
UST=[YR=2027;ORIG=-76,-1] E9 S18 W9 N18 $
UOP=[YR=2027;ORIG=-57,14] E16 S9 W16 N9 $
UOP=[YR=2027;ORIG=-25,14] E16 S9 W16 N9 $
.

## 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 | 12 | 12 | 144.00 | UT | 7.50 | 7.50 | 40 | 2003 | 2003 | 3 | 40 | 432 | |
| 2 | 0080 | DECKING | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2010 | 2010 | 3 | 100 | 100 | |
| 3 | 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 7,532

| 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 | | A-1 | 0.00 | 0.00 | 5.00 | AC | | 1.00 | 1.00 | 1.00 | 13,000.00 | 13,000.00 | 65,000 | | | | | | | |

REVIEW DATE 05/06/2026 BY KS Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS