

AKA LOT 6 DUDLEY ESTATES UNR: CO  
1321.90 FT, W 729.51 FT FOR POB,  
FT, W 641.50 FT, N 668.72 FT, E

DIXON DARRYL/DIXON MARIE  
308 SW PATHFINDER GLEN  
FORT WHITE, FL 32038

2026

14-6S-16-03818-206



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		3	100
Frame	01	NONE	100
Stories	1.	1.	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	14616.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,612	100	
TOTALS	1,612		156,202

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
2	MANUF	2	0%	- 2023	Heated Area: 1612			HX Base Yr																
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <span style="position: absolute; top: -20px; left: 50%; transform: translate(-50%, -50%);">-52-</span> <span style="position: absolute; bottom: -20px; left: 50%; transform: translate(-50%, -50%);">-52-</span> <span style="position: absolute; left: -20px; top: 50%; transform: translate(-50%, 50%);">31</span> <span style="position: absolute; right: -20px; top: 50%; transform: translate(-50%, 50%);">31</span> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%);"> <p style="color: blue; font-weight: bold;">BAS</p> </div> </div>																								
<table border="1" style="width: 100%;"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>05/06/2026 MLU</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>06/02/2022 SPF</td> </tr> </table>													BLD DATE		LGL DATE		XF DATE		LAND DATE	05/06/2026 MLU	INC DATE		AG DATE	06/02/2022 SPF
BLD DATE		LGL DATE																						
XF DATE		LAND DATE	05/06/2026 MLU																					
INC DATE		AG DATE	06/02/2022 SPF																					
308 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		156,202	
TOTAL MARKET OB/XF VALUE		9,000	
TOTAL LAND VALUE - MARKET		110,110	
TOTAL MARKET VALUE		275,312	
SOH/AGL Deduction		0	
ASSESSED VALUE		275,312	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		275,312	
TOTAL JUST VALUE		275,312	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		260,938	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
41243	M H		02/02/2021
18591	M H	150	08/08/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1480/734	11/29/2022	WD	Q	I	01	220,000
GRANTOR: HASSAN AHMED G						
GRANTEE: DIXON DARRYL						
1420/1565	9/29/2020	WD	Q	I	01	60,000
GRANTOR: LYNDA L CARDELL						
GRANTEE: AHMED G HASSAN & SO						

EXTRA FEATURES																
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	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	300	
2	0252	LEAN-TO W/	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	500	
3	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	2021	2021		100	1,200	
TOTALS													9,000			

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=27,14] E52 S31 W52 N31 \$	

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,110								