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

2027

14-6S-16-03818-206

BUILDING CHARACTERISTICS

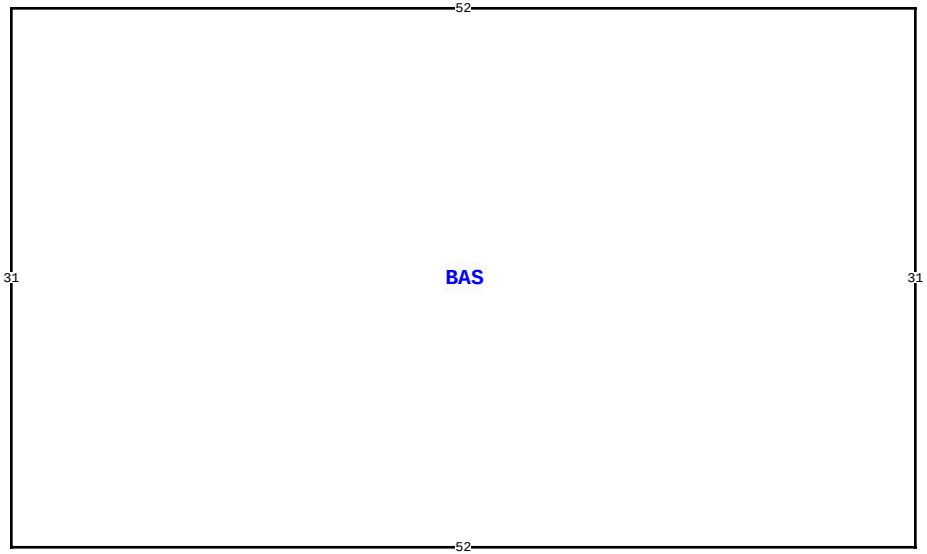
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,612	100		1,612	148,469
TOTALS	1,612			1,612	148,469

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,612	117.0000	112.32	181,060	2016	2016	0	0	0	18.00	82.00

2 MANUF 2 0% - 2023 Heated Area: 1612 HX Base Yr



308 SW PATHFINDER GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	06/02/2022 SPF

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	300	
2	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	500	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2021	2021		100	1,200	
5	0040	BARN,POLE	0	0	35	40	1.00	UT	7,000.00	7,000.00	100	2027	2026		100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	148,469
TOTAL MARKET OB/XF VALUE	16,000
TOTAL LAND VALUE - MARKET	110,110
TOTAL MARKET VALUE	274,579
SOH/AGL Deduction	0
ASSESSED VALUE	274,579
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	274,579
TOTAL JUST VALUE	274,579
NCON VALUE	7,000
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	269,126

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=27,14] E52 S31 W52 N31 $
.

LAND DESCRIPTION

TOTAL OB/XF 16,000

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	0		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,110							

REVIEW DATE 05/12/2026 BY KS Total Acres: 10.01 Total Land Value: 110,110 Market: 0 Agricultural: 0 Common: 110,110 PRINTED 11/17/2026 BY SYS