PART OF LOT 5 DUDLEY ESTATES UNR
OF SEC, S 1321.90 FT, W 1392.87
333.39 FT, W 641.73 FT TO E R/W

CHOPIE HOLLY
172 SW PATHFINDER GLN
FORT WHITE, FL 32038

2027

14-6S-16-03818-305

BUILDING CHARACTERISTICS

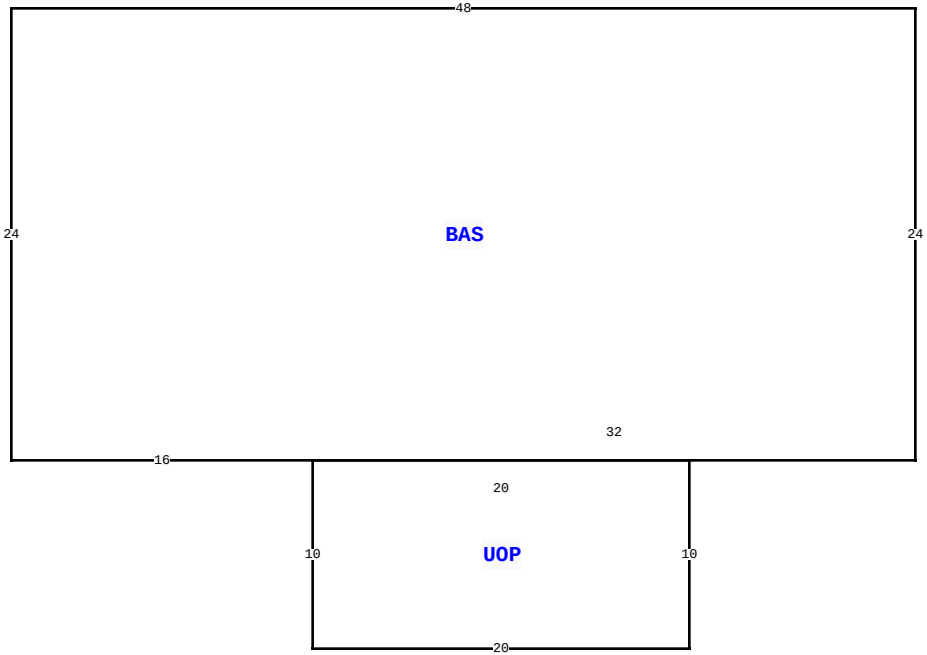
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	14416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	95,464
UOP	200	25		50	4,144
TOTALS	1,352			1,202	99,608

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	02	1,202	115.9000	127.49	153,243	1998	1997	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1998 Heated Area: 1152 HX Base Yr 1998



172 SW PATHFINDER GLN, FORT WHITE

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

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	10	16	160.00	UT	7.50	7.50	100	1997	1997	3	100	1,200	
2	0294	SHED WOOD/	0	100	8	12	96.00	UT	7.50	7.50	100	1997	1997	3	100	720	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	8	12	96.00	UT	2.00	2.00	100	1997	1997	3	100	192	
5	0294	SHED WOOD/	0	100	24	48	672.00	UT	7.50	7.50	100	1997	1997	3	100	5,040	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	50	
7	0252	LEAN-TO W/	0	100	10	24	240.00	UT	2.50	2.50	100	2008	2008	3	100	600	
8	0070	CARPORT UF	0	100	18	20	360.00	UT	2.50	2.50	100	2008	2008	3	100	900	
9	0030	BARN,MT	0	100	25	25	1.00	UT	10,000.00	10,000.00	100	2027	2026		100	10,000	

LAND DESCRIPTION

TOTAL OB/XF 25,702

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

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		99,608
TOTAL MARKET OB/XF VALUE		25,702
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		190,310
SOH/AGL Deduction		101,373
ASSESSED VALUE		88,937
TOTAL EXEMPTION VALUE	HX HB VX WX	61,411
BASE TAXABLE VALUE		27,526
TOTAL JUST VALUE		190,310
NCON VALUE		10,000
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		180,372

BLDG:1:1: ELMI MH (RP'D-WILLIAM III/HOLLY CHOPIE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36497	STORAGE	150	03/26/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0850/1308	12/11/1997	WD	Q	V		16,000

GRANTOR: ANDREWS

GRANTEE: CHOPIE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W48 S24 E16 E32 N24 $
UOP=[ORIG=-32,24] S10 E20 N10 W20 $
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