

LOT 5 DUDLEY ESTATES UNREC: COMM
1321.9 FT, W 1392.87 FT FOR POB,
FT, W 662.88 FT TO E R/W OLD WIR

CHOPIE WILLIAM J IV
172 SW PATHFINDER GLN
FORT WHITE, FL 32038

2026

14-6S-16-03818-315



| 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 | 08 | SHT VINYL | 100 |
| Interior Floor | 00 | N/A | 0 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 3 | 100 |
| Bathrooms | | 2 | 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 | 14416.00 1.00/ | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 1,140 | 100 | 2025 |
| TOTALS | 1,140 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---------|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|--|--|----------|---------|----------|----------|-----------|---------|--|--|--|------------|-----|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | | | | | | | | | | | | | |
| 0202 | 02 | 1,140 | 113.0000 | 109.61 | 124,955 | 2024 | 2024 | 0 | 0 | 2.00 | 98.00 | | | | | | | | | | | | | | |
| 1 MANUF 2 0% - 2025 Heated Area: 1140 HX Base Yr | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/06/2026</td> <td>MLU</td> <td></td> </tr> </tbody> </table> | | | | | | | | | | | | | | BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE | | | | 05/06/2026 | MLU | |
| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE | | | | | | | | | | | | | | | | | | | | |
| | | | 05/06/2026 | MLU | | | | | | | | | | | | | | | | | | | | | |

| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 3 |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 122,456 |
| TOTAL MARKET OB/XF VALUE | | | 7,000 |
| TOTAL LAND VALUE - MARKET | | | 65,260 |
| TOTAL MARKET VALUE | | | 194,716 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 194,716 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 194,716 |
| TOTAL JUST VALUE | | | 194,716 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 182,181 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------------|-----|------------|
| 000050547 | Mobile Home | | 08/14/2024 |
| 000050293 | Right-of-Way Acce | | 07/08/2024 |

| SALES DATA | | | | | | |
|-------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1517/1372 | 6/20/2024 | WD | U | V | 11 | 100 |

GRANTOR: CHOPIE HOLLY
GRANTEE: CHOPIE WILLIAM J IV

| BUILDING NOTES | |
|----------------|--|
| | |

| BUILDING DIMENSIONS | |
|--|--|
| BAS=[YR=2025;ORIG=11,4] E76 S15 W76 N15 \$ | |

| 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 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT 7,000.00 | 7,000.00 | 100 | 2025 | 2024 | 100 | 7,000 | |

| 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 | 5.02 | AC | | 1.00 | 1.00 | 1.00 | 13,000.00 | 13,000.00 | 65,260 | | | | | | | |