

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		1,140
			127,506

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	114.13	130,108	2024	2024		0	0	2.00	98.00	
1 MANUF 2 0% - 2025 Heated Area: 1140 HX Base Yr													

BAS
2025

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			127,506
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			65,260
TOTAL MARKET VALUE			199,766
SOH/AGL Deduction			0
ASSESSED VALUE			199,766
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			199,766
TOTAL JUST VALUE			199,766
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

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

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							