

BEG SE COR OF NE1/4 OF NE1/4, W FT, E 555 FT, S 330 FT TO POB & NE1/4 OF NE1/4, N 110 YDS, E 30

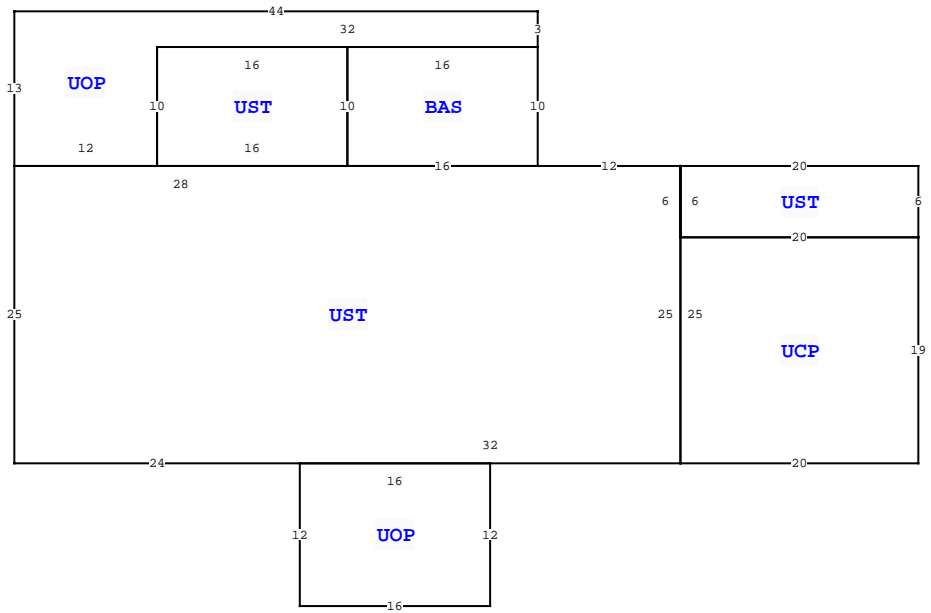
CAMPBELL KEITH/CAMPBELL LANA  
457 SW FIELDING WAY  
FORT WHITE, FL 32038

**2025**

03-7S-16-04118-007

ELEMENT		CD	CONSTRUCTION	
Exterior Wall	01	MINIMUM	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	01	MINIMUM	100	
Interior Wall	05	DRYWALL	100	
Interior Floo	01	NONE	100	
Air Condition	01	NONE	100	
Heating Type	01	NONE	100	
Bedrooms		3	100	
Bathrooms		2	100	
Frame		N/A	100	
Stories	0	0	100	
Architectual	05	CONV	100	
Units		0	100	
Condition Adj	01	01	100	
Kitchen Adjus	01	01	100	
Quality	01	01		
DOR CODE	5000 IMPROVED AG			
MAP NUM		MKT AREA		02
NEIGHBORHOOD/LOC	3716.00 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA
BAS	160	100		160
UCP	380	20		76
UOP	192	20		38
UOP	252	20		50
UST	120	45		54
UST	160	45		72
UST	1,400	45		630
TOTALS	2,664			1,080
EXTRA FEATURES		457 SW FIELDING WAY, FORT WHITE		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0101	01	1,080	42.0000	34.44	37,195	1970	1970	0	0	40.00	60.00
1 SFR/MH CON 100% - 2017 Heated Area: 160 HX Base Yr 2017											



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				22,317		
TOTAL MARKET OB/XF VALUE				0		
TOTAL LAND VALUE - MARKET				71,250		
TOTAL MARKET VALUE				55,396		
SOH/AGL Deduction				19,892		
ASSESSED VALUE				35,504		
TOTAL EXEMPTION VALUE				HX HB VX 30,000		
BASE TAXABLE VALUE				5,504		
TOTAL JUST VALUE				93,567		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				87,912		
XFOB:2:1: PALM H						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
34418	RECONNECT	75	09/07/2016			
18720	M H	125	09/12/2001			
12400	M H	125	04/11/1997			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1378/0522	1/31/2019	WD U	I		30	100
GRANTOR: KEITH & LANA CAMPBELL						
GRANTEE: KEITH & LANA CAMPBE						
1376/0215	1/10/2019	WD U	V	11		100
GRANTOR: ALICE M PARKER-BLANKE						
GRANTEE: KEITH & LANA CAMPBE						
BUILDING NOTES						
BUILDING DIMENSIONS						
UST= W12 BAS= N10 UOP= N3 W44 S13 E12 N10 E32 \$ W16 S10 E16\$ W16 UST= N10 W16 S10 E16\$ W28 S25 E24 UOP= S12 E16N12 W16\$ E32 N25\$ UST= E20 S6 W20 N6\$ UCP= S6 E20 S19 W20 N25\$.						

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

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		A-1	0.00	0.00	4.20	AC		1.00	1.00	0.80	9,500.00	7,600.00	31,920							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	4.14	AC		1.00	1.00	1.00	280.00	280.00	1,159							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	4.14	AC		1.00	1.00	1.00	9,500.00	9,500.00	39,330							