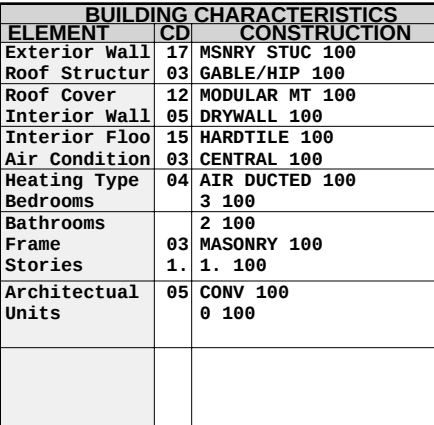


CAMPBELL THEODORE R/CAMPBELL LEILANI S
485 SW WINTHROP PL
FT WHITE, FL 32038

16-6S-16-03832-248



Quality		07 07			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		MKT AREA		02	
NEIGHBORHOOD/LOC		16616.020		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3, 643	100		3, 643	413, 377
FOP	48	30		14	1, 588
FOP	2, 151	30		645	73, 189

[illegible][illegible]

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	4,302	123.5520	138.38	595,311	2007	2007	0	0	0 18.00	82.00

1 SINGLE FAM 100% - 2024 Heated Area: 3643 HX Base Yr 2024

Floor plan diagram showing a complex layout with rooms labeled FOP, FOP, and BAS. The plan includes various dimensions for walls and openings. The layout consists of a large central area with several smaller rooms and corridors. The rooms are labeled FOP (Floor Office) and BAS (Bathroom). The dimensions are provided for each segment of the walls and openings.

[illegible]

REVIEW DATE	07/21/2025	BY	chuck	Total Acres:	5.71	Total Land Value:	55,000	Market:	0	Agricultural:	0	Common:	55,000	PRINTED 11/18/2025 BY SYS
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			488,155
TOTAL MARKET OB/XF VALUE			22,316
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			565,471
SOH/AGL Deduction			313,995
ASSESSED VALUE			251,476
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			200,754
TOTAL JUST VALUE			565,471
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			572,343

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053263	Roof Replacement	39,100	05/29/2025
26014	POOL ENCL	95	07/11/2007
25364	POOL	235	01/03/2007
25008	SFR	1,062	09/26/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1081/2599	4/28/2006	QC	Q	V	01	100

GRANTOR: VC PROPERTIES									
GRANTEE: CAMPBELL									
1010/1207	3/19/2004	WD	Q	V					25,000
GRANTOR: DUKES									
GRANTEE: VC PROPERTIES									

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W24 S20 FOP= W6 S8 E6 N8\$ S30 FOP= W10 S31 E93 N60 W59 S10 E49 S40 W44 N3 W7 S3 W22 N21\$ S21 E22 N3 E7 S3 E44 N40 W49 N31\$.