

COMM NW COR OF SE1/4 OF NE1/4, E
 CONT E 392.04 FT, S 300 FT, W 39
 FT TO POB EX EAST 174.24 FT DESC

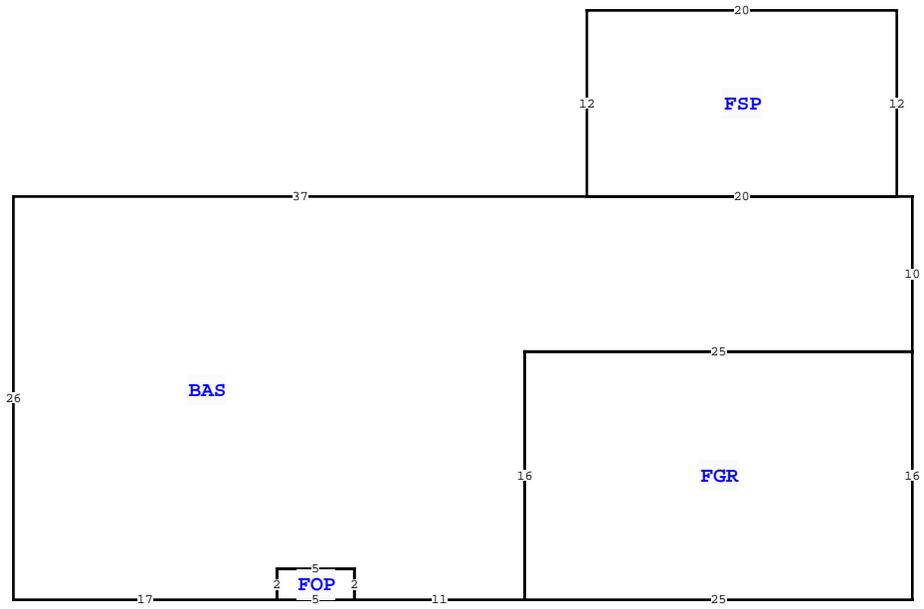
CAMPLIN BILLY D II
 129 SW PRETENDER GLN
 FORT WHITE, FL 32038

2026

03-7S-16-04118-004

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	3716.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,098	100	
FGR	400	55	
FOP	10	30	
FSP	240	40	
TOTALS	1,748		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,417	115.0000	131.10	185,769	1977	1995	0	0	30.00	70.00
1 SINGLE FAM 100% - 2006 Heated Area: 1098 HX Base Yr 2006											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		130,038	
TOTAL MARKET OB/XF VALUE		5,098	
TOTAL LAND VALUE - MARKET		28,800	
TOTAL MARKET VALUE		163,936	
SOH/AGL Deduction		56,659	
ASSESSED VALUE		107,277	
TOTAL EXEMPTION VALUE	HX HB DX	56,411	
BASE TAXABLE VALUE		50,866	
TOTAL JUST VALUE		163,936	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		159,880	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1053/1266	7/25/2005	WD	Q	I		119,900
GRANTOR: GEORGE B BRADY III						
GRANTEE: BILLY D CAMPLIN II						
1018/0478	5/26/2004	CT	Q	I	01	67,000
GRANTOR: CLERK OF COURT						
GRANTEE: GEORGE B BRADY III						

EXTRA FEATURES		TOTALS	
L	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0190	FPLC PF	1,200.00
2	0166	CONC, PAVMT	2,320.00

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W37 S26 E17 FOP= E5 N2 W5 S2\$ N2 E5 S2 E11 FGR= E25 N16 W25 S16\$ N16 E25 N10 W1 FSP= N12 W20 S12 E20\$ W20\$.	

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	0100	C	SFR	100		A-1	0.00	0.00	1.50	AC		1.00	1.00	1.20	16,000.00	19,200.00	28,800							