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

2027

03-7S-16-04118-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 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

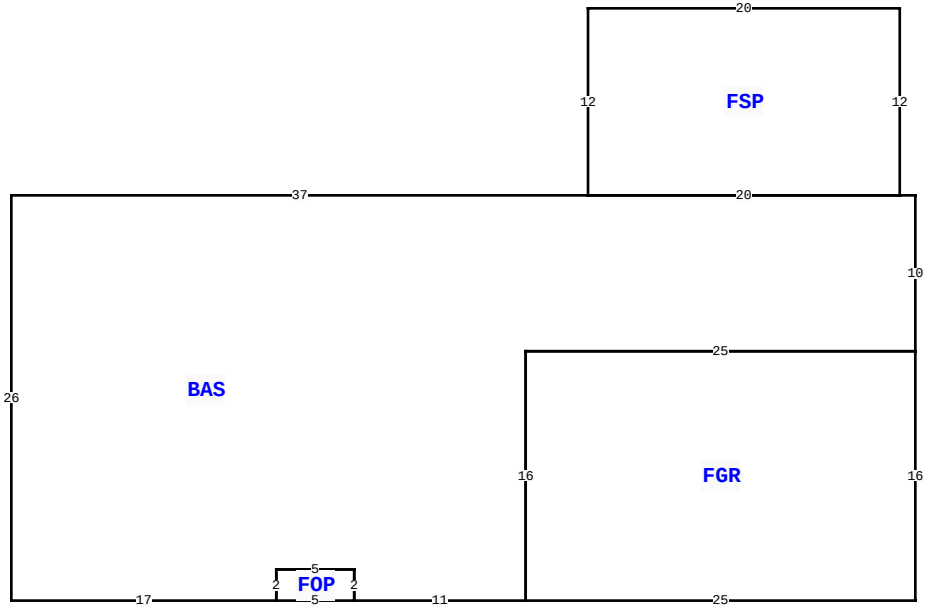
NEIGHBORHOOD/LOC 3716.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,098	100		1,098	100,610
FGR	400	55		220	20,159
FOP	10	30		3	275
FSP	240	40		96	8,796
TOTALS	1,748			1,417	129,840

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	119.0000	130.90	185,485	1977	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2006 Heated Area: 1098 HX Base Yr 2006



129 SW PRETENDER GLN, FORT WHITE

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

EXTRA FEATURES

LN	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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	2,320.00	UT	2.24	2.24	75	2010	2010	3	75	3,898	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		129,840
TOTAL MARKET OB/XF VALUE		5,098
TOTAL LAND VALUE - MARKET		28,800
TOTAL MARKET VALUE		163,738
SOH/AGL Deduction		53,243
ASSESSED VALUE		110,495
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		54,084
TOTAL JUST VALUE		163,738
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		166,099

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						

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 5,098

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	1.50	AC		1.00	1.00	1.20	16,000.00	19,200.00	28,800							

REVIEW DATE 06/04/2026 BY NH Total Acres: 1.50 Total Land Value: 28,800 Market: 0 Agricultural: 0 Common: 28,800 PRINTED 11/17/2026 BY SYS