

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

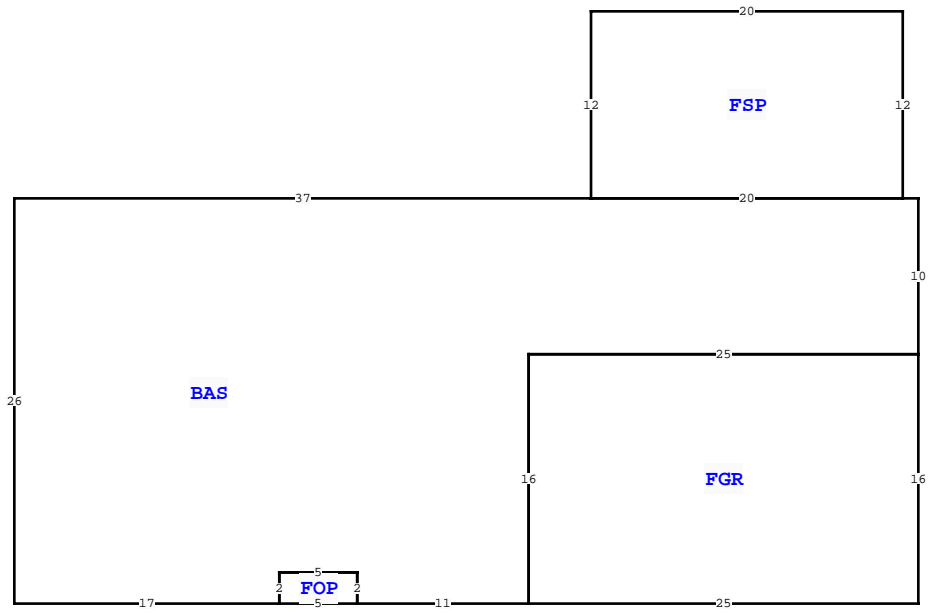
2026

03-7S-16-04118-004



BUILDING CHARACTERISTICS					
ELEMENT	CD				
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	102,439
FGR	400	55		220	20,525
FOP	10	30		3	280
FSP	240	40		96	8,957
TOTALS	1,748			1,417	132,201

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	133.28	188,858	1977	1995		0	0	30.00	70.00
1 SINGLE FAM 100% - 2006 Heated Area: 1098 HX Base Yr 2006												



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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	132,201		
TOTAL MARKET OB/XF VALUE	5,098		
TOTAL LAND VALUE - MARKET	28,800		
TOTAL MARKET VALUE	166,099		
SOH/AGL Deduction	58,822		
ASSESSED VALUE	107,277		
TOTAL EXEMPTION VALUE	HX HB DX 56,411		
BASE TAXABLE VALUE	50,866		
TOTAL JUST VALUE	166,099		
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																
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	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	2,320.00	UT	2.24	2.24	75	2010	2010	3	75	3,898	

TOTAL OB/XF													5,098				
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							