

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

**2026**

03-7S-16-04118-007

ELEMENT		CD	BUILDING CHARACTERISTICS 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		
Architactual	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	SUBAREA MARKET VALUE
BAS	160	100		160	3,387
UCP	380	20		76	1,609
UOP	192	20		38	805
UOP	252	20		50	1,058
UST	120	45		54	1,143
UST	160	45		72	1,524
UST	1,400	45		630	13,336
TOTALS	2,664			1,080	22,861

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR/MH CON	100% - 2017		35.28	38,102	1970	1970	0	0	40.00	60.00

Heated Area: 160 HX Base Yr 2017

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			22,861
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			79,650
TOTAL MARKET VALUE			64,340
SOH/AGL Deduction			27,909
ASSESSED VALUE			36,431
TOTAL EXEMPTION VALUE	HX HB VX		30,000
BASE TAXABLE VALUE			6,431
TOTAL JUST VALUE			102,511
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			93,567
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						

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
457 SW FIELDING WAY, FORT WHITE																
BLD DATE: LGL DATE: 05/06/2026 MLU																
XF DATE: LAND DATE: AG DATE:																
INC DATE:																

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\$.									

LAND DESCRIPTION																								
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	12,000.00	9,600.00	40,320							
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							