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

2027

03-7S-16-04118-007

BUILDING CHARACTERISTICS

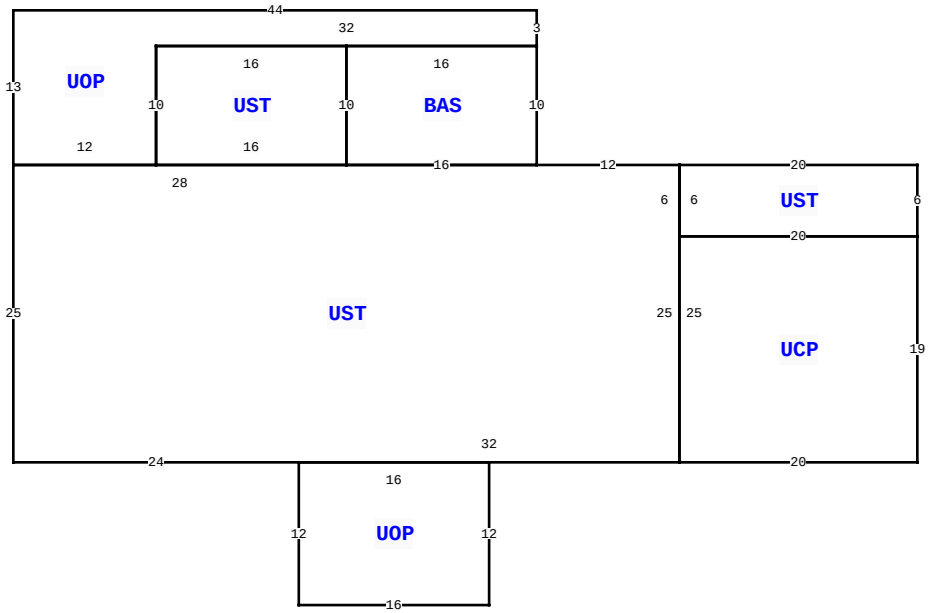
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	01	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	0	0 100
Architectual	05	CONV 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	3,226
UCP	380	20		76	1,532
UOP	192	20		38	766
UOP	252	20		50	1,008
UST	120	45		54	1,088
UST	160	45		72	1,451
UST	1,400	45		630	12,701
TOTALS	2,664			1,080	21,773

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0101	01	1,080	42.0000	33.60	36,288	1970	1970	0	0	0	40.00	60.00

1 SFR/MH CON 100% - 2017 Heated Area: 160 HX Base Yr 2017



457 SW FIELDING WAY, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	21,773
TOTAL MARKET OB/XF VALUE	9,000
TOTAL LAND VALUE - MARKET	79,650
TOTAL MARKET VALUE	72,252
SOH/AGL Deduction	25,493
ASSESSED VALUE	46,759
TOTAL EXEMPTION VALUE	HX HB VX 30,000
BASE TAXABLE VALUE	16,759
TOTAL JUST VALUE	110,423
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	110,967

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						

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$.

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2026	2025		100	1,000	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2026	2025		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 9,000

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	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							

REVIEW DATE 06/04/2026 BY NH Total Acres: 8.34 Total Land Value: 41,479 Market: 39,330 Agricultural: 1,159 Common: 40,320 PRINTED 11/17/2026 BY SYS