

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

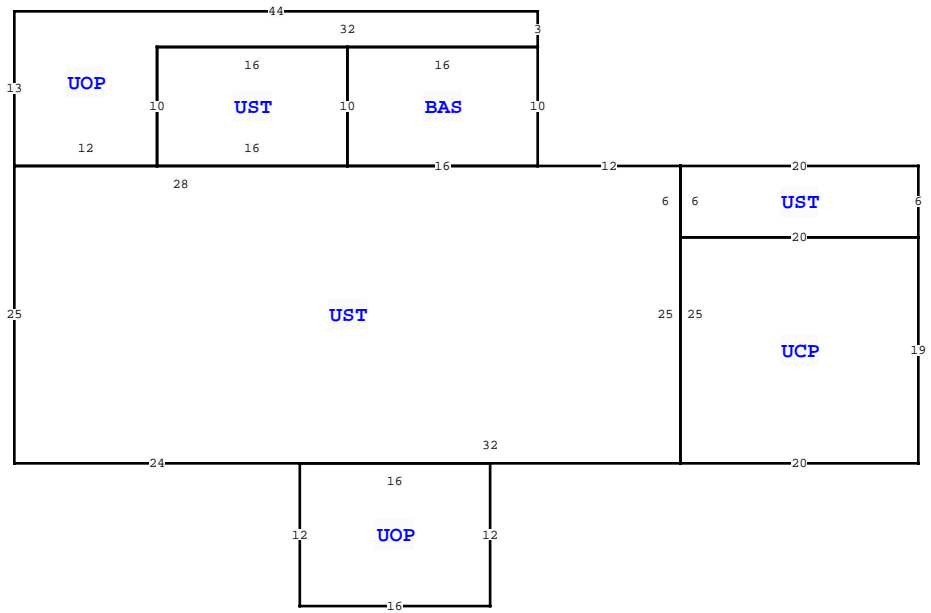
CAMPBELL KEITH/CAMPBELL LANA
 457 SW FIELDING WAY
 FORT WHITE, FL 32038

2026

03-7S-16-04118-007

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	160	100	
UCP	380	20	
UOP	192	20	
UOP	252	20	
UST	120	45	
UST	160	45	
UST	1,400	45	
TOTALS	2,664		1,080 22,317

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	34.44	37,195	1970	1970	0	0	40.00	60.00
1 SFR/MH CON 100% - 2017 Heated Area: 160 HX Base Yr 2017											



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	22,317			
TOTAL MARKET OB/XF VALUE	9,000			
TOTAL LAND VALUE - MARKET	79,650			
TOTAL MARKET VALUE	72,796			
SOH/AGL Deduction	27,365			
ASSESSED VALUE	45,431			
TOTAL EXEMPTION VALUE	HX HB VX 30,000			
BASE TAXABLE VALUE	15,431			
TOTAL JUST VALUE	110,967			
NCON VALUE	9,000			
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
1	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100	2026
2	0070	CARPORT UF	0	100	0	0	UT	1,000.00	1,000.00	100	2026
3	0070	CARPORT UF	0	100	0	0	UT	1,000.00	1,000.00	100	2026

TOTAL OB/XF												9,000	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE								
			05/06/2026			MLU							

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												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	DPHT 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							