S1/2 OF NW1/4 OF NE1/4 OF NE1/4, WEST SIDE.

CAMPBELL STEPHEN BOYD/CAMPBELL DAYNA DAWN
1788 NW MYRTLE AVE
ARCADIA, FL 34266

**2027**

**05-7S-16-04137-013**

## BUILDING CHARACTERISTICS

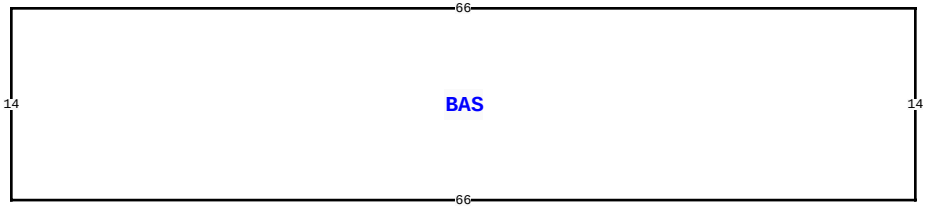
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 03 | BELOW AVG. 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 02 | 02 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 5716.0100 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 924 | 100 | | 924 | 16,746 |
| TOTALS | 924 | | | 924 | 16,746 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 924 | 75.5100 | 45.31 | 41,866 | 1980 | 1980 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 0% - 2025 Heated Area: 924 HX Base Yr




207 SW RIVER OAK CT, 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 | 0297 | SHED CONCR | 0 | 0 | 8 | 46 | 368.00 | UT | 10.00 | 10.00 | 100 | 1993 | 1993 | 3 | 100 | 3,680 | |
| 2 | 0020 | BARN,FR | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 2,000 | |
| 3 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0252 | LEAN-TO W/ | 0 | 0 | 11 | 24 | 264.00 | UT | 2.00 | 2.00 | 50 | 1993 | 1993 | 3 | 50 | 264 | |
| 5 | 0261 | PRCH, UOP | 0 | 0 | 0 | 0 | 1.00 | UT | 250.00 | 250.00 | 100 | 2026 | 2025 | | 100 | 250 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 16,746 |
| TOTAL MARKET OB/XF VALUE | 13,194 |
| TOTAL LAND VALUE - MARKET | 61,490 |
| TOTAL MARKET VALUE | 91,430 |
| SOH/AGL Deduction | 2,053 |
| ASSESSED VALUE | 89,377 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 89,377 |
| TOTAL JUST VALUE | 91,430 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 88,078 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1564/2290 | 3/31/2026 | WD | Q | I | 01 | 125,000 |
| GRANTOR: GRANATO BONNIE LEE | | | | | | |
| GRANTEE: CAMPBELL STEPHEN BO | | | | | | |
| 1395/0121 | 9/11/2019 | LE | U | I | 14 | 100 |
| GRANTOR: BONNIE LEE GRANATO (L | | | | | | |
| GRANTEE: JAMES E GRANATO & R | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

## LAND DESCRIPTION

TOTAL OB/XF 13,194

| 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 | 0200 | C | MBL HM | 0 | | A-1 | 0.00 | 0.00 | 4.73 | AC | | 1.00 | 1.00 | 1.00 | 13,000.00 | 13,000.00 | 61,490 | | | | | | | |

REVIEW DATE 10/08/2026 BY TP Total Acres: 4.73 Total Land Value: 61,490 Market: 0 Agricultural: 0 Common: 61,490 PRINTED 11/17/2026 BY SYS