

BEG NW COR OF NE1/4 OF NE1/4, RU FT, S 754.50 FT, E 134.66 FT, SE 51.39 FT, E 142.67 FT, N 754.40

CAMPBELL THEODORE R/CAMPBELL LEILANI S 485 SW WINTHROP PL FT WHITE, FL 32038

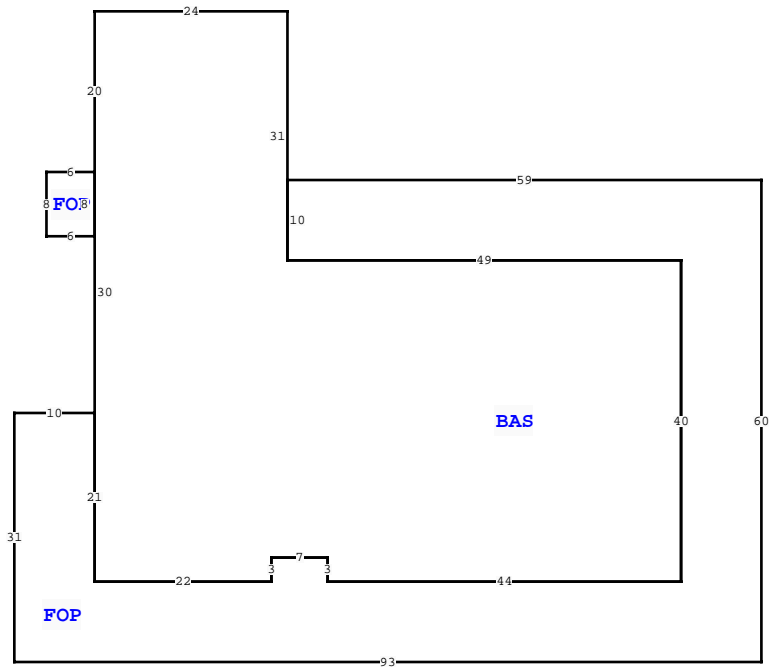
2026

16-6S-16-03832-248



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	15	HARDTILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	03	MASONRY	100
Stories	1.	1.	100
Architctual Units	05	CONV	100
		0	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	16616.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	3,643	100	
FOP	48	30	
FOP	2,151	30	
TOTALS	5,842		
		4,302	488,155

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2024								
				Heated Area: 3643			HX Base Yr 2024				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			488,155
TOTAL MARKET OB/XF VALUE			22,316
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			575,471
SOH/AGL Deduction			324,728
ASSESSED VALUE			250,743
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			199,332
TOTAL JUST VALUE			575,471
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			572,343

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053263	Roof Replacement	39,100	05/29/2025
26014	POOL ENCL	95	07/11/2007
25364	POOL	235	01/03/2007
25008	SFR	1,062	09/26/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1081/2599	4/28/2006	QC	Q	V	01	100

GRANTOR: VC PROPERTIES  
GRANTEE: CAMPBELL

1010/1207	3/19/2004	WD	Q	V		25,000
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GRANTOR: DUKES  
GRANTEE: VC PROPERTIES

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	0280	POOL R/CON	0	100	0	0			70.00	100	2007	2007	3	54	12,398	
2	0282	POOL ENCL	0	100	29	57			15.00	100	2007	2007	3	40	9,918	

BLD DATE		LGL DATE	05/07/2026	MLU
XF DATE		LAND DATE		
INC DATE		AG DATE		

BUILDING NOTES	
485 SW WINTHROP PL, FORT WHITE	

BUILDING DIMENSIONS	
BAS= W24 S20 FOP= W6 S8 E6 N8 S30 FOP= W10 S31 E93 N60 W59 S10 E49 S40 W44 N3 W7 S3 W22 N21 S21 E22 N3 E7 S3 E44 N40 W49 N31 S.	

LAND DESCRIPTION		TOTAL OB/XF															22,316							
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	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							