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

2027

16-6S-16-03832-248

BUILDING CHARACTERISTICS

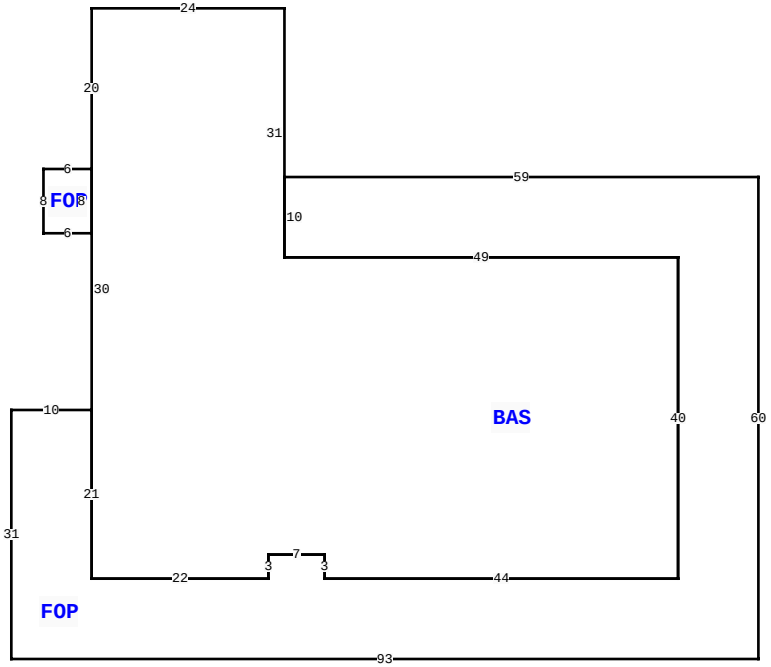
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,643	100		3,643	405,998
FOP	48	30		14	1,560
FOP	2,151	30		645	71,883
TOTALS	5,842			4,302	479,442

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,302	123.5520	135.91	584,685	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2024 Heated Area: 3643 HX Base Yr 2024



485 SW WINTHROP PL, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0280	POOL R/CON	0	100	0	0	328.00	UT	70.00	70.00	100	2007	2007	3	54	12,398	
2	0282	POOL ENCL	0	100	29	57	1,653.00	UT	15.00	15.00	100	2007	2007	3	40	9,918	
3	0030	BARN,MT	0	100	30	30	1.00	UT	14,000.00	14,000.00	100	2027	2026		100	14,000	
4	0251	LEAN TO W/	0	100	15	30	1.00	UT	3,100.00	3,100.00	100	2027	2026		100	3,100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		479,442
TOTAL MARKET OB/XF VALUE		39,416
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		583,858
SOH/AGL Deduction		308,493
ASSESSED VALUE		275,365
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		223,954
TOTAL JUST VALUE		583,858
NCON VALUE		17,100
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		575,471

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
GRANTOR: DUKES						
GRANTEE: VC PROPERTIES						

BUILDING NOTES

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$.

LAND DESCRIPTION

TOTAL OB/XF 39,416

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	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 05/05/2026 BY KS Total Acres: 5.71 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS