

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

2023

16-6S-16-03832-248



ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYMALL 100
Interior Floor	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
Architectural Units	05	CONV 100
		0 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYS	EYS	ECON	FNCT	NORM	% COND
0100	01	4,302	119.3280	114.55	492,794	2007	2007	0	0	015.00	85.00

1 SINGLE FAM - 0% - 0 Heated Area: 3643 HX Base Yr

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		418,875
TOTAL MARKET OB/XF VALUE		24,842
TOTAL LAND VALUE - MARKET		42,500
TOTAL MARKET VALUE		486,217
SON/AGL Deduction		43,634
ASSESSED VALUE		442,583
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		442,583
TOTAL JUST VALUE		486,217
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		

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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,643	100	3,643	354,710
FOP	48	30	14	1,363
FOP	2,151	30	645	62,802
TOTALS	5,842		4,302	418,875

PERMIT NUM	DESCRIPTION	AMT	ISSUED
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	RBN CD	SALE PRICE
1081/2599	4/28/2006	QC	U	V	01	100

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

L	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Aq R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0280	POOL R/CON	0	0	0	328.00	UT	70.00	70.00	100	2007	2007	3	65	14,924	
2	0282	POOL ENCL	0	0	29	1,653.00	UT	15.00	15.00	100	2007	2007	3	40	9,918	

BLD DATE		LGL DATE	04/20/2023	MLU
XF DATE		LAND DATE		
INC DATE		AG DATE		
485 SW WINTHROP PL, PORT WHITE				
TOTAL OB/XF 24,842				

**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 S.

LAND DESCRIPTION										TOTAL OB/XF 24,842														
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	COMBY
1	0100	C	SFR	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	42,500.00	42,500.00	42,500							