COMM 4474.69 FT W OF NE COR OF S
OF ACL RR R/W, RUN SW ALONG R/W
576.23 FT FOR POB, CONT E 225 FT

COMPTON CHRISTOPHER R/BURKE JESSICA A
216 SW LAREDO PL
FORT WHITE, FL 32038

2026

17-6S-16-03842-011

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

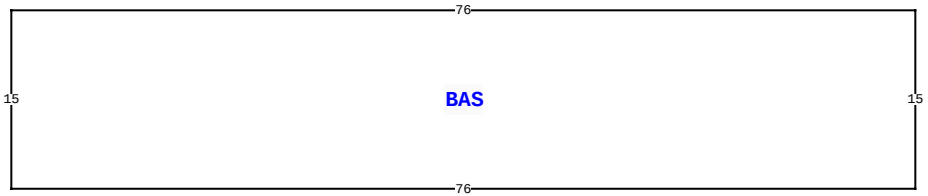
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	17616.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100		1,140	117,521
TOTALS	1,140			1,140	117,521

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,140	117.0000	115.83	132,046	2019	2019	0	0	0	11.00	89.00

4 MANUF 2 100% - 2021 Heated Area: 1140 HX Base Yr 2021



216 SW LAREDO PL, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/08/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		117,521
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		10,000
TOTAL MARKET VALUE		134,521
SOH/AGL Deduction		49,507
ASSESSED VALUE		85,014
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		34,292
TOTAL JUST VALUE		134,521
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		137,162

SALE:2:1: LOT 3 BLOCK 1-- SALE NOT IN LINE GOOD DE

LAND:1:1: 1.00 AC LOT

SALE:1:1: LOT 3 BLK 1 ICHETUCKNEE GARDENS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1423/2229	11/03/2020	WD	Q	V	03	18,500
GRANTOR: DONALD W JR & DIANNA						
GRANTEE: CHRISTOPHER R COMPT						
1281/2411	9/18/2014	WD	U	V	30	100
GRANTOR: DIANNA COOK						
GRANTEE: DONALD W COOK JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=20,17] E76 S15 W76 N15 $
.

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	10,000.00	10,000.00	10,000							

REVIEW DATE 12/18/2020 BY JB Total Acres: 1.03 Total Land Value: 10,000 Market: 0 Agricultural: 0 Common: 10,000 PRINTED 11/19/2025 BY SYS