

COMM AT NW COR OF SE1/4 OF SW1/4
S 49 DG E 430.16 FT TO S R/W OF
RUN RD, THENCE S 57 DG E 131.02

COMPTON DAVID/COMPTON ANDREA
2942 SUNSET LANDING DRIVE
JACKSONVILLE, FL 32226

2026

20-3S-17-05369-010



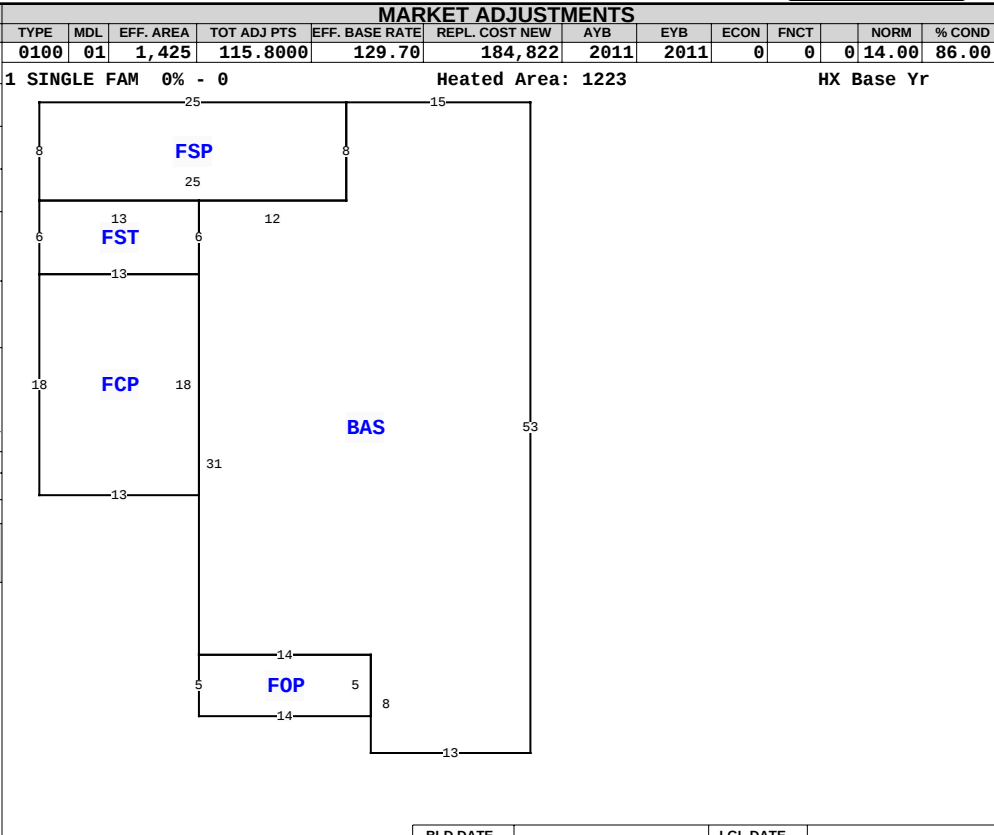
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100

Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	20317.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,223	100		1,223	136,416
FCP	234	25		58	6,470
FOP	70	30		21	2,343
FSP	200	40		80	8,923
FST	78	55		43	4,796
TOTALS	1,805			1,425	158,947

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	1,206.00	UT	2.00
2	0169	FENCE/WOOD	0	0	0	0	392.00	UT	10.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		00	0.00	0.00	0.27



247 NE GUM SWAMP RD, LAKE CITY	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF									
5,499	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ
11,500.00	11,500.00	3,105							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		158,947	
TOTAL MARKET OB/XF VALUE		5,499	
TOTAL LAND VALUE - MARKET		3,105	
TOTAL MARKET VALUE		167,551	
SOH/AGL Deduction		0	
ASSESSED VALUE		167,551	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		167,551	
TOTAL JUST VALUE		167,551	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		169,399	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29028	SFR	558	11/23/2010

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1389/1379	7/19/2019	WD	U	I	12
					97,500
GRANTOR: CAMPUS USA CREDIT UNI					
GRANTEE: DAVID & ANDREA COMP					
1377/1668	1/22/2019	QC	U	I	11
					100
GRANTOR: JAMES LUKOCEVICH					
GRANTEE: CAMPUS USA CREDIT U					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W15 FSP= W25 S8 E25 N8\$ S8 W12 FST= W13 S6 E13 N6\$ S6 FCP= W13 S18 E13 N18 \$ S31 FOP= S5 E14 N5 W14\$ E14 S8 E13 N53\$.									