

LOT 8 AZALEA CREEK S/D & BEG AT
RUN SE 163.21 FT, NW 165.31 FT,
POB.

TRESPALACIOS RAFAEL/TRESPALACIOS MELISSA A
159 NW COMPTON CT
LAKE CITY, FL 32055

2026

24-3S-16-02275-068



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	07	07
DOR CODE	0201MODULAR HOME	

MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC 24316.020 1.00/			

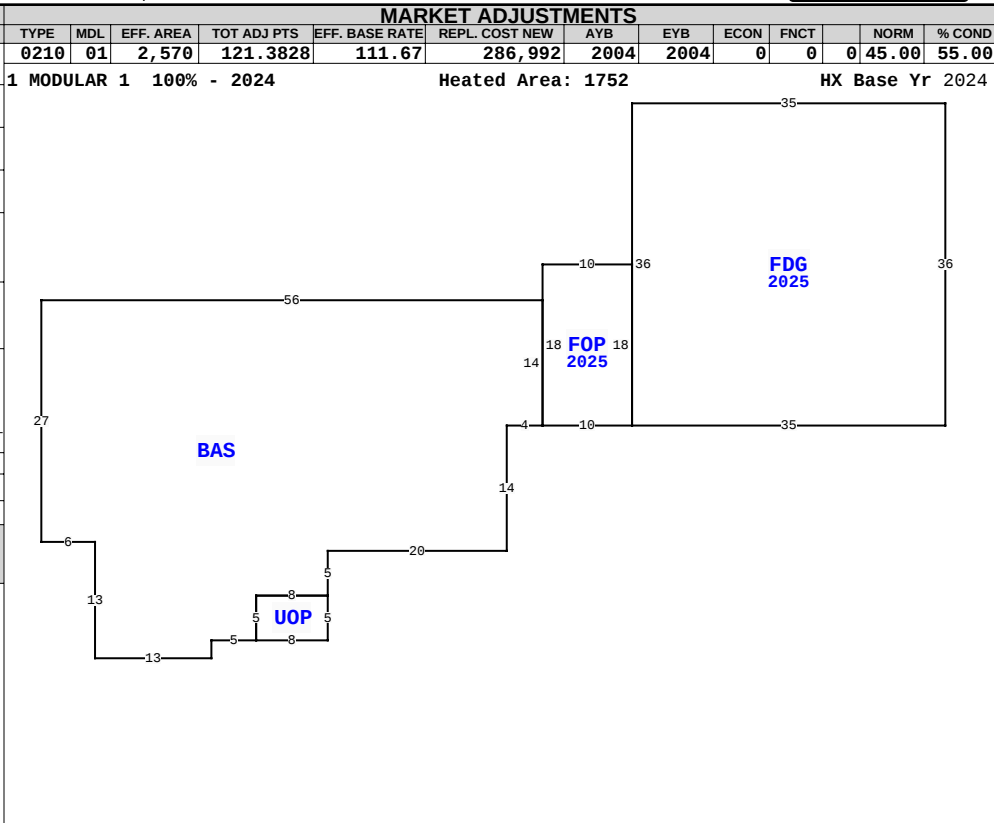
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,752	100		1,752	107,605
FDG	1,260	60	2025	756	46,433
FOP	180	30	2025	54	3,317
UOP	40	20		8	491

TOTALS	3,232			2,570	157,846
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00
2	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00
3	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00
4	0263	PRCH, USP	0 100	0	0	1.00	UT	0.00	0.00
5	0166	CONC, PAVMT	0 100	0	0	1.00	UT	6,000.00	6,000.00
6	0258	PATIO	0 100	0	0	1.00	UT	800.00	800.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0201	C	MOD HOME	100		RSF-1	0.00	0.00	1.00

REVIEW DATE 02/07/2024 BY randall



159 NW COMPTON CT, LAKE CITY

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/11/2023 MLU

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 2	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		157,846	
TOTAL MARKET OB/XF VALUE		12,530	
TOTAL LAND VALUE - MARKET		25,000	
TOTAL MARKET VALUE		195,376	
SOH/AGL Deduction		0	
ASSESSED VALUE		195,376	
TOTAL EXEMPTION VALUE		HX HB 13 195,376	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		195,376	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		195,376	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048427	Roof Replacement	15,338	10/17/2023
000047277	Storage Building	100,000	10/16/2023
22126	M H	304	07/23/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1539/452	4/29/2025	LE U	I	I	14	100
GRANTOR: TRESPALACIOS RAFAEL (						
GRANTEE: TRESPALACIOS RYAN A						
1287/2631	1/16/2015	WD Q	I	I	01	128,000
GRANTOR: ELLEN M PATTISON						
GRANTEE: RAFAEL & MELISSA A						

BUILDING NOTES									
BAS=[ORIG=0,0] W56 S27 E6 S13 E13 N2 E5 N5 E8 N5 E20 N14 E4 N14 \$									
UOP=[ORIG=-32,38] E8 N5 W8 S5 \$									
FOP=[YR=2025;ORIG=0,-4] E10 S18 W10 N18 \$									
FDG=[YR=2025;ORIG=10,-22] E35 S36 W35 N36 \$									

BUILDING DIMENSIONS									
BAS=[ORIG=0,0] W56 S27 E6 S13 E13 N2 E5 N5 E8 N5 E20 N14 E4 N14 \$									
UOP=[ORIG=-32,38] E8 N5 W8 S5 \$									
FOP=[YR=2025;ORIG=0,-4] E10 S18 W10 N18 \$									
FDG=[YR=2025;ORIG=10,-22] E35 S36 W35 N36 \$									

TOTAL OB/XF									
12,530									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0201	C	MOD HOME	100		RSF-1	0.00	0.00	1.00

Total Acres: 0.58 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/06/2025 BY SYS