LOT 9 AZALEA CREEK S/D.
741-740, 765-891, 786-734, WD 10

TRESPALACIOS CHAD ALAN/TRESPALACIOS KATIE LYNN
127 NW COMPTON CT
LAKE CITY, FL 32055

2026

25-3S-16-02275-069

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

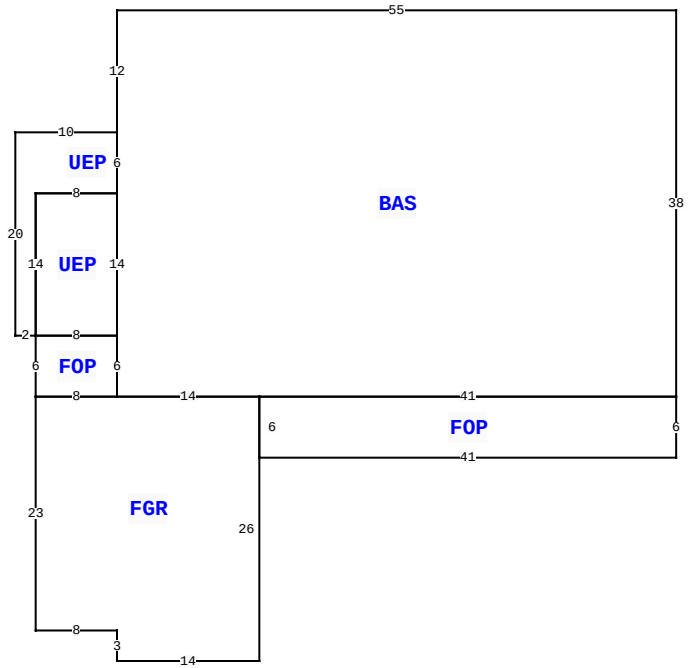
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	08	WD OR PLY 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	05	05
DOR CODE	0100	SINGLE FAMILY
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	2,090	100		2,090	167,598
FGR	548	55		301	24,137
FOP	48	30		14	1,123
FOP	246	30		74	5,934
UEP	88	60		53	4,250
UEP	112	60		67	5,373
TOTALS	3,132			2,599	208,415

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,599	110.1520	123.37	320,639	1991	1991	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 2090 HX Base Yr 2023



127 NW COMPTON CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		208,415
TOTAL MARKET OB/XF VALUE		7,544
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		240,959
SOH/AGL Deduction		3,057
ASSESSED VALUE		237,902
TOTAL EXEMPTION VALUE	HX HB VX 13	237,902
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		240,959
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		242,082

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045674	Roof Replacement	20,650	10/12/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1476/2139	10/03/2022	WD	Q	I	01	250,000
GRANTOR: BROWN DEBRA						
GRANTEE: TRESPALACIOS CHAD A						
1472/2011	8/05/2022	PB	U	I	18	0
GRANTOR: CARROLL ADDIE M						
GRANTEE: BROWN DEBRA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W55 S12 UEP= W10 S20 E2 N14 E8 N6$ S6 UEP= W8 S14E8 N14$ S14 FOP= W8 S6 E8 N6$ S6 FGR= W8 S23 E8 S3 E14N26 W14$ E14 FOP= S6 E41N6 W41$ E41 N38$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,960.00	UT	2.00	2.00	70	1993	1993	3	70	2,744	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,600	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 7,544

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							

REVIEW DATE 05/18/2023 BY KS Total Acres: 0.58 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/07/2025 BY SYS