LOT 17 SOUTH WIND S/D.
932-2424, CT 1205-62, WD 1214-23

COMPTON DAVID E
852 SW SUNVIEW ST
FORT WHITE, FL 32038

2026

33-5S-16-03751-217

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

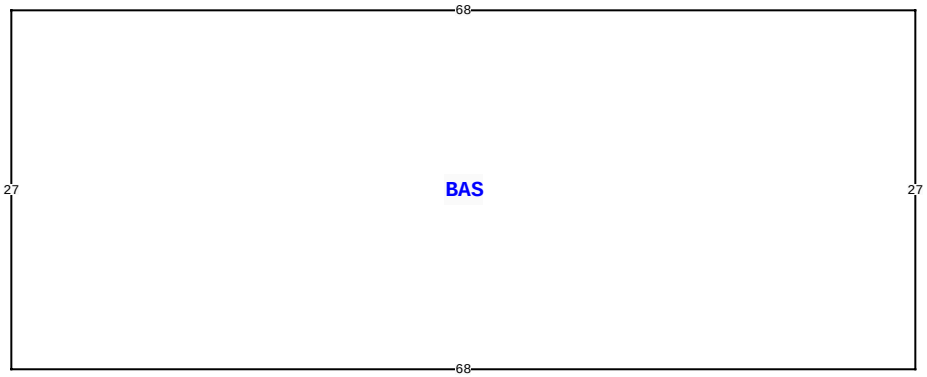
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	33516.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100		1,836	34,546
TOTALS	1,836			1,836	34,546

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,836	78.4080	47.04	86,365	1998	1998	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2012 Heated Area: 1836 HX Base Yr 2012



852 SW SUNVIEW ST, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/10/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		34,546
TOTAL MARKET OB/XF VALUE		9,360
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		98,906
SOH/AGL Deduction		32,946
ASSESSED VALUE		65,960
TOTAL EXEMPTION VALUE	HX HB SX	65,960
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		98,906
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		98,906

PRMT:1:1: HALL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041783	Roof Replacement	7,905	04/22/2021
13602	M H	125	02/06/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1214/2378	5/17/2011	WD	U	I	18	45,000
GRANTOR: VANDERBILT MORTGAGE A						
GRANTEE: DAVID E COMPTON						
1205/0062	11/16/2010	CT	U	I	18	100
GRANTOR: CLERK OF COURTS						
GRANTEE: VANDERBILT MORTGAGE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 S27 E68 N27$.

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	2002	2002	3	100	1,200	
2	0294	SHED WOOD/	0	100	10	12	120.00	UT	7.50	7.50	40	2002	2002	3	40	360	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	300	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
6	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 9,360

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	50,000.00	55,000.00	55,000							

REVIEW DATE 06/21/2021 BY JS Total Acres: 6.44 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/14/2025 BY SYS