THE E 5 AC OF THE FOLLOWING:
COMM NW COR OF NW1/4 OF NW1/4,
RUN S 190.11 FT TO S R/W OF A

COMPTON PAUL EUGENE/COMPTON LORA LEE
P O BOX 94
HIGH SPRINGS, FL 32655-0094

2027

05-7S-17-09920-003

BUILDING CHARACTERISTICS

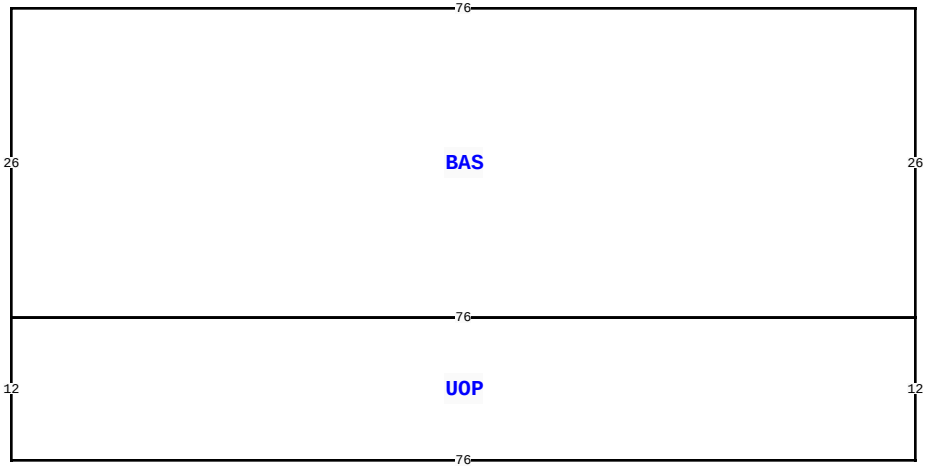
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Stories	1.	1. 100
Architectual	01	CONV 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	5717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,976	100		1,976	107,618
UOP	912	25		228	12,417
TOTALS	2,888			2,204	120,036

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,204	114.9000	68.94	151,944	2015	2015	0	0	0	21.00	79.00

1 MOBILE HME 100% - 2005 Heated Area: 1976 HX Base Yr 2005



174 SW COMPASS CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	120,036
TOTAL MARKET OB/XF VALUE	17,600
TOTAL LAND VALUE - MARKET	68,250
TOTAL MARKET VALUE	205,886
SOH/AGL Deduction	77,711
ASSESSED VALUE	128,175
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	76,764
TOTAL JUST VALUE	205,886
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	205,886

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33017	M H	375	05/29/2015
8572	M H	125	07/07/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1281/0449	9/04/2014	WD	U	I	30	100
GRANTOR: CINDY M ROSS (RELINQU						
GRANTEE: PAUL EUGENE & LORA						
1079/1947	3/31/2006	WD	Q	I	01	100
GRANTOR: PAUL EUGENE & LORA LE						
GRANTEE: CINDY M ROSS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S26 UOP= S12 E76 N12 W76$ E76 N26$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
2	9945	Well/Sept	0	100	0	0	2.00	UT	7,000.00	7,000.00	100			3	100	14,000	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 17,600

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	4.50	AC		1.00	1.00	1.00	13,000.00	13,000.00	58,500							
2	0000	C	VAC RES	100		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.50	13,000.00	19,500.00	9,750							

REVIEW DATE 11/13/2017 BY BC Total Acres: 5.00 Total Land Value: 68,250 Market: 0 Agricultural: 0 Common: 68,250 PRINTED 11/17/2026 BY SYS