

COMM 4474.69 FT W OF NE COR OF S
OF ACL RR R/W, RUN SW ALONG R/W
576.23 FT FOR POB, CONT E 225 FT

COMPTON CHRISTOPHER R/BURKE JESSICA A
216 SW LAREDO PL
FORT WHITE, FL 32038

2026

17-6S-16-03842-011
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	100
Interior Floor	00	N/A	0
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
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	17616.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,140	100	
TOTALS	1,140		1,140

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
0202	02	1,140	117.0000	113.49	129,379	2019	2019	0	0	11.00	89.00														
4 MANUF 2		100% - 2021		Heated Area: 1140				HX Base Yr 2021																	
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p style="font-size: 2em; color: blue; font-weight: bold;">BAS</p> </div>																									
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/08/2026</td> <td></td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/08/2026		MLU
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				115,147	
TOTAL MARKET OB/XF VALUE				10,480	
TOTAL LAND VALUE - MARKET				14,000	
TOTAL MARKET VALUE				139,627	
SOH/AGL Deduction				51,380	
ASSESSED VALUE				88,247	
TOTAL EXEMPTION VALUE				HX HB 51,411	
BASE TAXABLE VALUE				36,836	
TOTAL JUST VALUE				139,627	
NCON VALUE				3,480	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				137,162	
SALE:2:1: LOT 3 BLOCK 1-- SALE NOT IN LINE GOOD DE					
LAND:1:1: 1.00 AC LOT					
SALE:1:1: LOT 3 BLK 1 ICHETUCKNEE GARDENS					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1423/2229	11/03/2020	WD	Q	V	03	18,500
GRANTOR: DONALD W JR & DIANNA						
GRANTEE: CHRISTOPHER R COMPT						
1281/2411	9/18/2014	WD	U	V	30	100
GRANTOR: DIANNA COOK						
GRANTEE: DONALD W COOK JR &						

EXTRA FEATURES																
L N	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	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100	2026	2025	3	100	7,000	
2	0262	PRCH,FOP	0	100	13	14		1.00	UT 2,730.00	100	2026	2025		100	2,730	
3	0296	SHED METAL	0	100	0	0		1.00	UT 750.00	100	2026	2025		100	750	

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	14,000.00	14,000.00	14,000							

REVIEW DATE 05/13/2026 BY JB																								
Total Acres: 1.03					Total Land Value: 14,000					Market: 0					Agricultural: 0					Common: 14,000				
PRINTED 06/23/2026 BY SYS																								