

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
			119,895

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
4	MANUF	2	100%	- 2021	Heated Area: 1140			HX Base Yr 2021						
216 SW LAREDO PL, FORT WHITE														
				BLD DATE					LGL DATE	05/08/2026 MLU				
				XF DATE					LAND DATE					
				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				119,895	
TOTAL MARKET OB/XF VALUE				7,000	
TOTAL LAND VALUE - MARKET				14,000	
TOTAL MARKET VALUE				140,895	
SOH/AGL Deduction				56,128	
ASSESSED VALUE				84,767	
TOTAL EXEMPTION VALUE				HX HB 51,411	
BASE TAXABLE VALUE				33,356	
TOTAL JUST VALUE				140,895	
NCON VALUE				0	
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	7,000.00	100			3	100	7,000	
TOTAL OB/XF 7,000																

BUILDING NOTES			
BAS=[ORIG=20,17] E76 S15 W76 N15 \$			

BUILDING DIMENSIONS													
BAS=[ORIG=20,17] E76 S15 W76 N15 \$													

LAND DESCRIPTION														TOTAL OB/XF 7,000										
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							