COMM AT NW COR OF SE1/4 OF SW1/4
S 49 DG E 430.16 FT TO S R/W OF
RUN RD, THENCE S 57 DG E 131.02

COMPTON DAVID/COMPTON ANDREA
2942 SUNSET LANDING DRIVE
JACKSONVILLE, FL 32226

2027

20-3S-17-05369-010

BUILDING CHARACTERISTICS

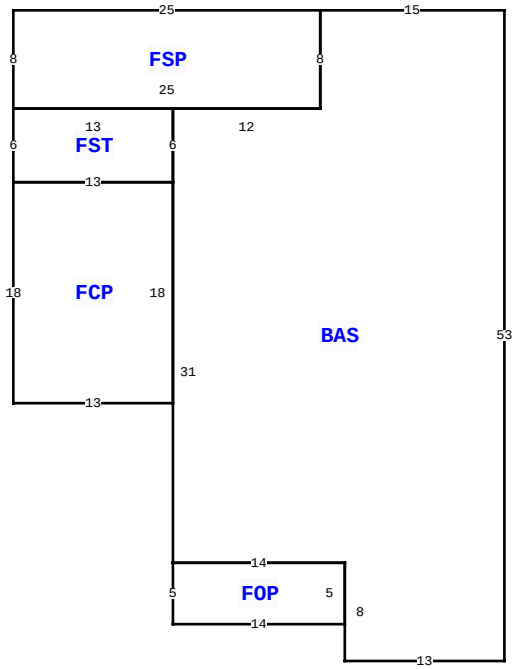
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	20317.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,223	100		1,223	133,976
FCP	234	25		58	6,354
FOP	70	30		21	2,301
FSP	200	40		80	8,763
FST	78	55		43	4,710
TOTALS	1,805			1,425	156,104

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,425	115.8000	127.38	181,516	2011	2011	0	0	0	14.00	86.00

1 SINGLE FAM 0% - 0 Heated Area: 1223 HX Base Yr



247 NE GUM SWAMP RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	156,104
TOTAL MARKET OB/XF VALUE	5,499
TOTAL LAND VALUE - MARKET	3,105
TOTAL MARKET VALUE	164,708
SOH/AGL Deduction	0
ASSESSED VALUE	164,708
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	164,708
TOTAL JUST VALUE	164,708
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	167,551

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29028	SFR	558	11/23/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1389/1379	7/19/2019	WD	U	I	12	97,500
GRANTOR: CAMPUS USA CREDIT UNI						
GRANTEE: DAVID & ANDREA COMP						
1377/1668	1/22/2019	QC	U	I	11	100
GRANTOR: JAMES LUKOCEVICH						
GRANTEE: CAMPUS USA CREDIT U						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FSP= W25 S8 E25 N8$ S8 W12 FST= W13 S6 E13 N6$ S6 FCP= W13 S18 E13 N18 $ S31 FOP= S5 E14 N5 W14$ E14 S8 E13 N53$.

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	0166	CONC,PAVMT	0	0	0	0	1,206.00	UT	2.00	2.00	100	2011	2011	3	100	2,412	
2	0169	FENCE/WOOD	0	0	0	0	392.00	UT	10.50	10.50	75	2011	2011	3	75	3,087	

LAND DESCRIPTION

TOTAL OB/XF 5,499

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	0		00	0.00	0.00	0.27	AC		1.00	1.00	1.00	11,500.00	11,500.00	3,105							

REVIEW DATE 08/24/2015 BY DF Total Acres: 0.27 Total Land Value: 3,105 Market: 0 Agricultural: 0 Common: 3,105 PRINTED 11/17/2026 BY SYS