

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

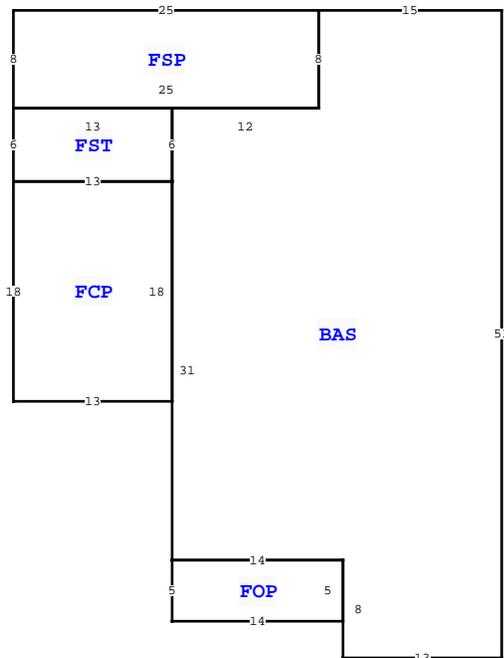
2026

20-3S-17-05369-010



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	1,223	100	
FCP	234	25	
FOP	70	30	
FSP	200	40	
FST	78	55	
TOTALS	1,805		

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	132.01	188,114	2011	2011	0	0	0	14.00	86.00
1 SINGLE FAM			0% - 0	Heated Area: 1223			HX Base Yr					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			161,778
TOTAL MARKET OB/XF VALUE			5,499
TOTAL LAND VALUE - MARKET			3,105
TOTAL MARKET VALUE			170,382
SOH/AGL Deduction			0
ASSESSED VALUE			170,382
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			170,382
TOTAL JUST VALUE			170,382
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			169,399

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

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

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												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0166	CONC, PAVMT	0	0	0	1,206.00	UT	2.00	2.00	100	2011	2011
2	0169	FENCE/WOOD	0	0	0	392.00	UT	10.50	10.50	75	2011	2011

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	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								