

LOT 8 AZALEA CREEK S/D & BEG AT
 RUN SE 163.21 FT, NW 165.31 FT,
 POB.

TRESPALACIOS RAFAEL/TRESPALACIOS MELISSA A
 159 NW COMPTON CT
 LAKE CITY, FL 32055

2026

24-3S-16-02275-068

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.1	1.100	
Architectural Units	05	CONV	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	0201 MODULAR HOME		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	24316.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,752	100	
FDG	1,260	60	2025
FOP	180	30	2025
UOP	40	20	
TOTALS	3,232		
TOTALS			2,570
TOTALS			162,991

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MODULAR	1	100%	-	2024							
Heated Area: 1752						HX Base Yr 2024						
BLD DATE				LGL DATE				05/11/2023				MLU
XF DATE				LAND DATE								
INC DATE				AG DATE								

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		162,991	
TOTAL MARKET OB/XF VALUE		12,530	
TOTAL LAND VALUE - MARKET		25,000	
TOTAL MARKET VALUE		200,521	
SOH/AGL Deduction		4,531	
ASSESSED VALUE		195,990	
TOTAL EXEMPTION VALUE	HX HB 13	195,990	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		200,521	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		195,376	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048427	Roof Replacement	15,338	10/17/2023
000047277	Storage Building	100,000	10/16/2023
22126	M H	304	07/23/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1539/452	4/29/2025	LE U		I	14	100
GRANTOR: TRESPALACIOS RAFAEL (
GRANTEE: TRESPALACIOS RYAN A						
1287/2631	1/16/2015	WD Q		I	01	128,000
GRANTOR: ELLEN M PATTISON						
GRANTEE: RAFAEL & MELISSA A						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	100	0	0	0	0.00	0.00	100	2009
2	0294	SHED WOOD/	0	100	0	0	0	0.00	0.00	100	2009
3	0252	LEAN-TO W/	0	100	0	0	0	0.00	0.00	100	2014
4	0263	PRCH, USP	0	100	0	0	0	0.00	0.00	100	2017
5	0166	CONC, PAVMT	0	100	0	0	0	6,000.00	6,000.00	100	2025
6	0258	PATIO	0	100	0	0	0	800.00	800.00	100	2025

TOTAL OB/XF												12,530												
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	0201	C	MOD HOME	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[ORIG=0,0] W56 S27 E6 S13 E13 N2 E5 N5 E8 N5 E20 N14 E4 N14 \$											
UOP=[ORIG=-32,38] E8 N5 W8 S5 \$											
FOP=[YR=2025;ORIG=0,-4] E10 S18 W10 N18 \$											
FDG=[YR=2025;ORIG=10,-22] E35 S36 W35 N36 \$											