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

2027

24-3S-16-02275-068

BUILDING CHARACTERISTICS

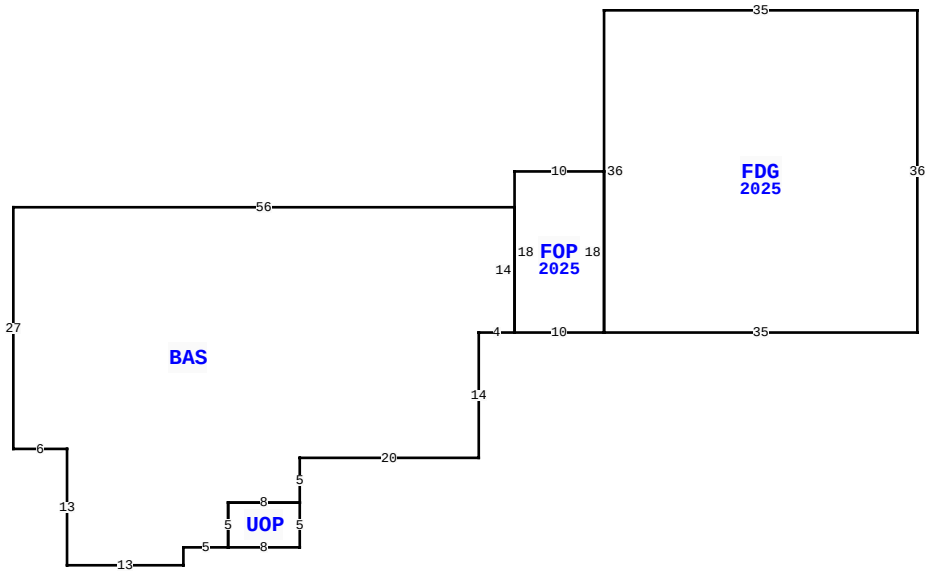
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,752	100		1,752	109,947
FDG	1,260	60	2025	756	47,443
FOP	180	30	2025	54	3,389
UOP	40	20		8	502
TOTALS	3,232			2,570	161,280

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	01	2,570	121.3828	114.10	293,237	2004	2004	0	0	0	45.00	55.00

1 MODULAR 1 100% - 2024 Heated Area: 1752 HX Base Yr 2024



159 NW COMPTON CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2023 MLU
INC DATE		AG DATE	

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	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	2,730	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	450	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	50	
4	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,500	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		100	6,000	
6	0258	PATIO	0	100	0	0	1.00	UT	800.00	800.00	100	2025	2024		100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		161,280
TOTAL MARKET OB/XF VALUE		12,530
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		198,810
SOH/AGL Deduction		0
ASSESSED VALUE		198,810
TOTAL EXEMPTION VALUE	HX HB 13	198,810
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		198,810
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,810

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						

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 $
.

LAND DESCRIPTION

TOTAL OB/XF 12,530

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	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							

REVIEW DATE 02/07/2024 BY randall Total Acres: 0.58 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/17/2026 BY SYS