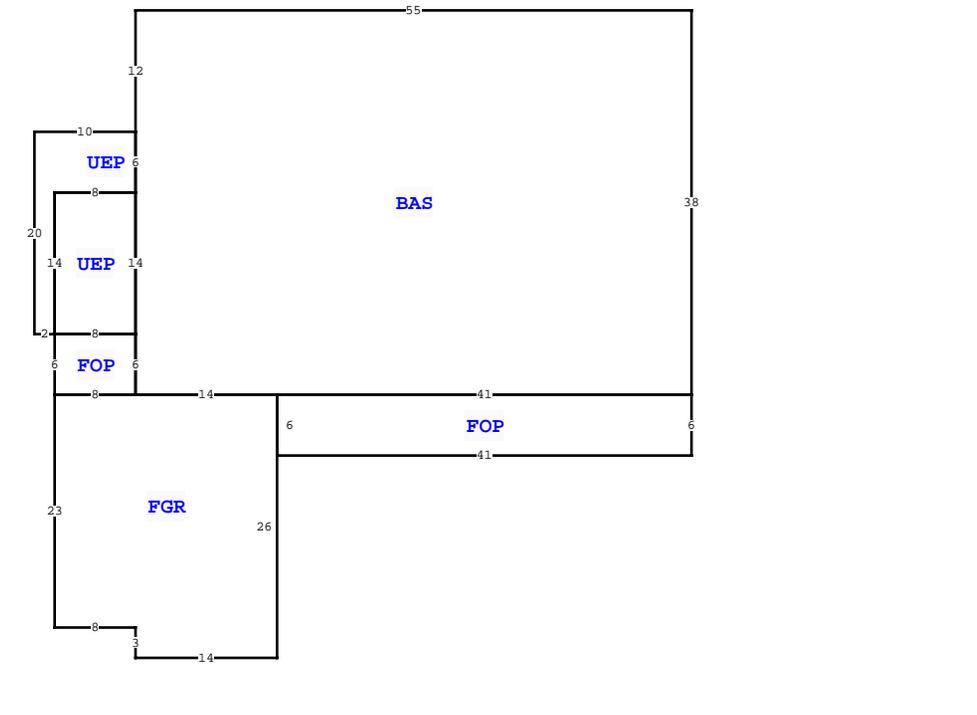




ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	08	WD OR PLY 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,599	110.1520	125.57	326,356	1991	1991	0	0	35.00	65.00		
1 SINGLE FAM 100% - 2023 Heated Area: 2090 HX Base Yr 2023													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,090	100		2,090	170,587
FGR	548	55		301	24,568
FOP	48	30		14	1,143
FOP	246	30		74	6,040
UEP	88	60		53	4,326
UEP	112	60		67	5,468
TOTALS	3,132			2,599	212,131

127 NW COMPTON CT, LAKE CITY

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

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	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	0	UT	2.00	2.00	70	1993	1993	3	70	2,744	
3	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2009	2009	3	100	1,600	
4	0169	FENCE/WOOD	0	100	0	0	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	

TOTAL OB/XF 7,544

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	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		212,131	
TOTAL MARKET OB/XF VALUE		7,544	
TOTAL LAND VALUE - MARKET		25,000	
TOTAL MARKET VALUE		244,675	
SOH/AGL Deduction		7,466	
ASSESSED VALUE		237,209	
TOTAL EXEMPTION VALUE		HX HB VX 13 237,209	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		244,675	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		242,082	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045674	Roof Replacement	20,650	10/12/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1561/631	2/18/2026	WD Q	Q	I	01	391,000
GRANTOR: TRESPALACIOS CHAD ALA						
GRANTEE: BENNETT MICHAEL JR						
1476/2139	10/03/2022	WD Q	Q	I	01	250,000
GRANTOR: BROWN DEBRA						
GRANTEE: TRESPALACIOS CHAD A						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W55 S12 UEP= W10 S20 E2 N14 E8 N6\$ S6 UEP= W8 S14E8 N14\$ S14 FOP= W8 S6 E8 N6\$ S6 FGR= W8 S23 E8 S3 E14N26 W14\$ E14 FOP= S6 E41N6 W41\$ E41 N38\$.	