LOT 9 AZALEA CREEK S/D.
741-740, 765-891, 786-734, WD 10

BENNETT MICHAEL JR
127 NW COMPTON CT
LAKE CITY, FL 32055

**2027**

**25-3S-16-02275-069**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 80 |
| Exterior Wall | 08 | WD OR PLY 20 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 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 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0100 | SINGLE FAMILY |

MAP NUM | MKT AREA 06

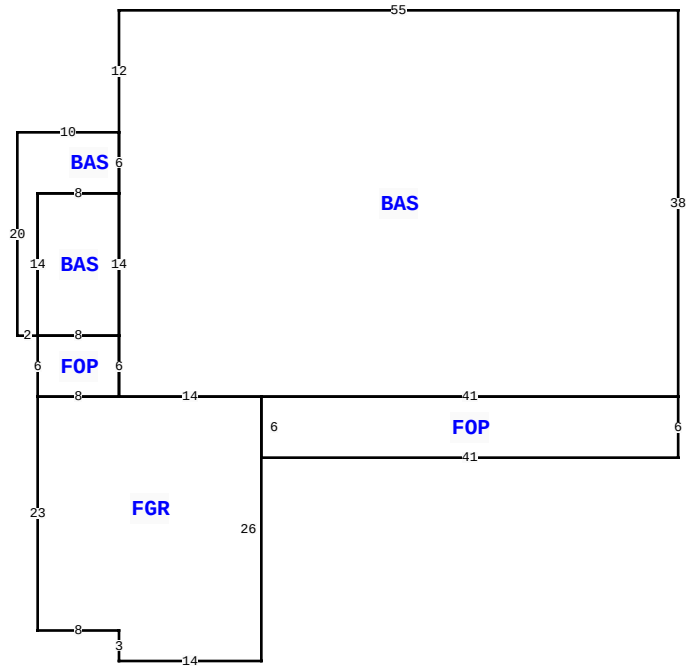
NEIGHBORHOOD/LOC 24316.020 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 88 | 100 | | 88 | 9,064 |
| BAS | 112 | 100 | | 112 | 11,536 |
| BAS | 2,090 | 100 | | 2,090 | 215,261 |
| FGR | 548 | 55 | | 301 | 31,001 |
| FOP | 48 | 30 | | 14 | 1,442 |
| FOP | 246 | 30 | | 74 | 7,622 |
| TOTALS | 3,132 | | | 2,679 | 275,925 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,679 | 111.1320 | 122.25 | 327,508 | 1991 | 2010 | 0 | 0 | 0 | 15.75 | 84.25 |

1 SINGLE FAM 100% - 2023 Heated Area: 2290 HX Base Yr 2023




127 NW COMPTON CT, LAKE CITY

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

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 275,925 |
| TOTAL MARKET OB/XF VALUE | | 7,544 |
| TOTAL LAND VALUE - MARKET | | 25,000 |
| TOTAL MARKET VALUE | | 308,469 |
| SOH/AGL Deduction | | 64,144 |
| ASSESSED VALUE | | 244,325 |
| TOTAL EXEMPTION VALUE | HX HB VX 13 | 244,325 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 308,469 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 240,959 |

| 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 | I | 01 | 391,000 |
| GRANTOR: TRESPALACIOS CHAD ALA | | | | | | |
| GRANTEE: BENNETT MICHAEL JR | | | | | | |
| 1476/2139 | 10/03/2022 | WD | Q | I | 01 | 250,000 |
| GRANTOR: BROWN DEBRA | | | | | | |
| GRANTEE: TRESPALACIOS CHAD A | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=0,0] W55 S12 S6 S14 S6 E14 E41 N38 $
FGR=[ORIG=-55,38] W8 S23 E8 S3 E14 N26 W14 $
FOP=[ORIG=-41,38] S6 E41 N6 W41 $
BAS=[ORIG=-55,18] W8 S14 E8 N14 $
BAS=[ORIG=-55,12] W10 S20 E2 N14 E8 N6 $
FOP=[ORIG=-55,32] W8 S6 E8 N6 $
.

## 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 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 1993 | 1993 | 3 | 100 | 1,200 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1,960.00 | UT | 2.00 | 2.00 | 70 | 1993 | 1993 | 3 | 70 | 2,744 | |
| 3 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2009 | 2009 | 3 | 100 | 1,600 | |
| 4 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2023 | 2022 | | 100 | 2,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,544

| 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 | 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 06/02/2026 BY TP Total Acres: 0.58 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/17/2026 BY SYS