

EAST 220 FT OF WEST 640 FT OF S1
OF NW1/4 & EAST 220 FT OF WEST 6
OF N1/2 OF SE1/4 OF NW1/4.

MIRRA SHALEDA GAINER/MIRRA CHRISTOPHER B
793 SW NAUTILUS RD
LAKE CITY, FL 32024

2026

19-5S-17-09284-009



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS														COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 3																												
Exterior Wall	31	VINYL SID 100	0210	01	3,164	107.9000	99.27	314,090	2008	2008	0	0	0	42.00	58.00	VALUATION SUMMARY																											
Roof Structur	03	GABLE/HIP 100	1 MODULAR 1 100% - 2009													Heated Area: 2908													HX Base Yr 2009														
Roof Cover	03	COMP SHNGL 100	BAS FOP UGR																																								
Interior Wall	05	DRYWALL 100																																									
Interior Floo	14	CARPET 90																																									
Interior Floo	15	HARDTILE 10																																									
Air Condition	03	CENTRAL 100																																									
Heating Type	04	AIR DUCTED 100																																									
Bedrooms		4 100																																									
Bathrooms		3.5 100																																									
Frame	01	NONE 100																																									
Stories	1.	1. 100																																									
Architectual	05	CONV 100																																									
Units		0 100																																									
Quality			05	05																																							
DOR CODE			0201MODULAR HOME																																								
MAP NUM				MKT AREA		02																																					
NEIGHBORHOOD/LOC			19517.00		1.00/																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																						
BAS	2,908	100		2,908	167,433																																						
FOP	132	30		40	2,303																																						
UGR	480	45		216	12,436																																						
TOTALS			3,520		3,164	182,172																																					
EXTRA FEATURES						793 SW NAUTILUS RD, LAKE CITY														BLD DATE XF DATE INC DATE								LGL DATE LAND DATE AG DATE								05/20/2024 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	0166	CONC, PAVMT	0	100	20	20	400.00	UT	3.00	3.00	100	2008	2008	3	100	1,200																											
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200																											
3	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	600																											
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,000																											
5	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200																											
6	0031	BARN, MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	7,500																											
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300																											
8	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200																											
9	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300																											
LAND DESCRIPTION																		TOTAL OB/XF 13,500																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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			0.00	0.00	5.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,000																										
REVIEW DATE 08/14/2017 BY DF Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/19/2025 BY SYS																																											