NE1/4 OF SW1/4 OF SW1/4

WD 1139-1841, FJ 1181-528,

FEAGLE DWAYNE WINDSOR
888 SW NAUTILUS RD
LAKE CITY, FL 32024

2026

19-5S-17-09285-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

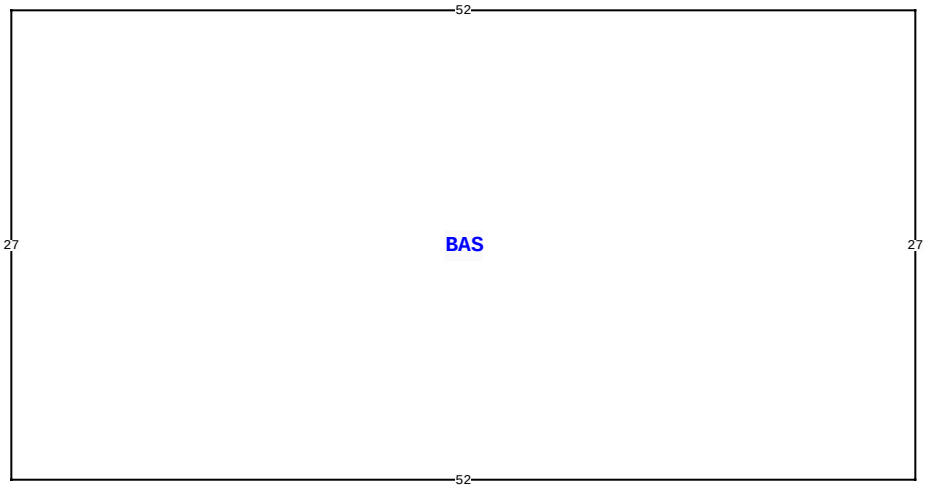
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	19517.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	102,222
TOTALS	1,404			1,404	102,222

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,404	113.9000	107.07	150,326	2012	2011	0	0	0	32.00	68.00

1 MANUF 1 100% - 2012 Heated Area: 1404 HX Base Yr 2012



888 SW NAUTILUS RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		102,222
TOTAL MARKET OB/XF VALUE		32,400
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		146,642
SOH/AGL Deduction		52,983
ASSESSED VALUE		93,659
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		42,937
TOTAL JUST VALUE		229,622
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		234,131

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29758	M H	694	11/04/2011
29758	M H	694	11/04/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1181/0528	9/23/2009	FJ	U	V	11	100
GRANTOR: CLERK OF COURT(GERALD						
GRANTEE: DWAYNE WINDSOR FEAG						
1139/1841	12/28/2007	WD	Q	V	06	100
GRANTOR: DAVID W & ELLEN S FEA						
GRANTEE: DWAYNE BEDENBAUGH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S27 E52 N27$.

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	0020	BARN,FR	0	100	40	80	1.00	UT	0.00	0.00	100	2011	2011	3	100	25,000	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 32,400

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	0200	C	MBL HM	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	85,500							

REVIEW DATE 08/14/2017 BY DF Total Acres: 10.00 Total Land Value: 12,020 Market: 85,500 Agricultural: 2,520 Common: 9,500 PRINTED 11/11/2025 BY SYS