W1/2 OF SW1/4 OF NE1/4 OF NE1/4
COR.

HEESEN DONALD JOHN III/DAUGHERTY JENNIFER LEANN
1583 SW NAUTILUS RD
LAKE CITY, FL 32024

2026

24-5S-16-03700-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

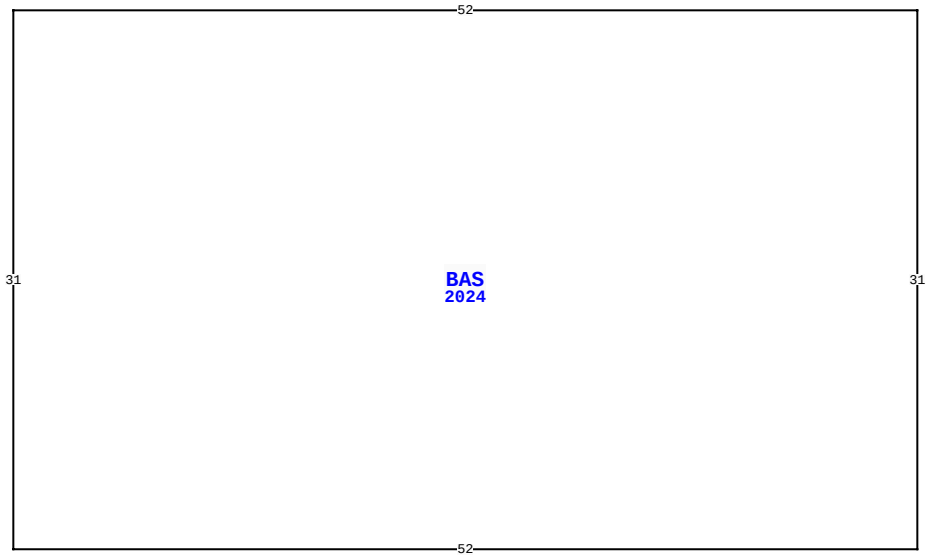
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	24516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,612	100	2024	1,612	185,213
TOTALS	1,612			1,612	185,213

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,612	115.0000	118.45	190,941	2023	2023	0	0	0	3.00	97.00

1 MANUF 3 100% - 2024 Heated Area: 1612 HX Base Yr 2024



1583 SW NAUTILUS RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/10/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		185,213
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		232,213
SOH/AGL Deduction		0
ASSESSED VALUE		232,213
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		181,491
TOTAL JUST VALUE		232,213
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		234,122

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046439	Mobile Home		02/02/2023
29180	GARAGE	50	02/14/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1480/394	11/29/2022	WD	U	I	11	100
GRANTOR: ELLIS ROBERT B						
GRANTEE: HEESEN DONALD JOHN						
1367/1577	8/26/2018	AG	U	V	40	42,500
GRANTOR: FLORIDA HOLDINGS TRUS						
GRANTEE: DONALD JOHN HEESEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=20,13] E52 S31 W52 N31 $
.

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	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 7,000

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		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	40,000							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 4.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 10/10/2025 BY SYS