

COMM NE COR OF NW1/4, W 393.77 F
CONT W 661.48 FT, S 665.13 FT, E
N 665.65 FT TO POB.

HOLLAND STEPHEN/LEITZBACH SONJA
2192 SW NAUTILUS RD
LAKE CITY, FL 32024

2026

24-5S-16-03706-000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 80
Interior Floo	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	03 FORCED AIR 100
Bedrooms	4 100
Bathrooms	3 100
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	5000 IMPROVED AG
MAP NUM	
NEIGHBORHOOD/LOC	24516.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	440	100		440	39,646
BAS	480	100		480	43,250
BAS	576	100		576	51,900
BAS	672	100		672	60,550
FOP	30	30	2025	9	811

TOTALS	2,198			2,177	196,157
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00
2	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00
3	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00
4	0210	GARAGE U	0	0	40	20	800.00	UT	16.00
5	0119	MASONRY WA	0	0	0	0	1,364.00	UT	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		A-1	0.00	0.00	4.08
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	6.00
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	6.00

REVIEW DATE	07/15/2025	BY	TP
-------------	------------	----	----

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,177	112.5200	126.02	274,346	1990	2006		0	0	28.50	71.50	
1 SINGLE FAM 0% - 2025													
Heated Area: 2168													
HX Base Yr													
2192 SW NAUTILUS RD, LAKE CITY													

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

TOTAL OB/XF													
25,466													
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
1	0100	C	SFR	0		A-1	0.00	0.00	4.08	AC		1.00	1.00
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	6.00	AC		1.00	1.00
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	6.00	AC		1.00	1.00

Total Acres:	10.08	Total Land Value:	40,440	Market:	57,000	Agricultural:	1,680	Common:	38,760
--------------	-------	-------------------	--------	---------	--------	---------------	-------	---------	--------

COLUMBIA COUNTY PROPERTY									
PAGE 1 of 1									

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		196,157
TOTAL MARKET OB/XF VALUE		25,466
TOTAL LAND VALUE - MARKET		95,760
TOTAL MARKET VALUE		262,063
SOH/AGL Deduction		0
ASSESSED VALUE		262,063
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		262,063
TOTAL JUST VALUE		317,383
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		321,499

XFOB:7:3: COURTYARD			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
17087	SFR	305	06/15/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1538/1010	4/10/2025	WD	Q	I	01	436,000	
GRANTOR: SKINNER MICHAEL AARON							
GRANTEE: HOLLAND STEPHEN							
1347/2095	11/09/2017	WD	Q	I	01	242,000	
GRANTOR: ZYGMUNT & WASYLKA OLS							
GRANTEE: MICHAEL AARON & WEN							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[ORIG=0,0] W28 S10 S14 E28 N24 \$									
BAS=[ORIG=0,24] E24 N24 W24 S24 \$									
BAS=[ORIG=24,24] E20 N24 W20 S24 \$									
BAS=[ORIG=-28,10] W14 W6 S22 E20 N22 \$									
FOP=[YR=2025;ORIG=-48,17] W5 S6 E5 N6 \$									

OTHER ADJUSTMENTS AND NOTES									
YEAR	DENSITY	DECL	FRZ	YR	CONSRV				

PRINTED 10/13/2025 BY SYS
