

COMM NE COR OF NW1/4 OF SEC, S 6
TO POB, CONT S 304.18 FT, W 224.
302.84 FT, E 223.31 FT TO POB.

DESRAVINES SCHENETTER/HILL SAHKINER K
1980 SW NAUTILUS RD
LAKE CITY, FL 32024-5328

2026

24-5S-16-03706-003



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	03	03
DOR CODE	0200 MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	24516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100		600	13,726
UOP	20	25		5	114
UOP	240	25		60	1,372
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TOTALS	1,100			725	16,585

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0296	SHED METAL	0 100	12	24	288.00	UT	10.00	10.00	100	2009
2	0070	CARPORT UF	0 100	18	20	360.00	UT	1.50	1.50	100	2009
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100	
4	0296	SHED METAL	0 100	10	12	120.00	UT	10.00	10.00	100	2009
5	0081	DECKING WI	0 100	0	0	1.00	UT	0.00	0.00	100	2019

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.23	AC	

REVIEW DATE 11/05/2019 BY BC

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	725	95.3100	57.19	41,463	1969	1969	0	0	0	60.00	40.00	
1 MOBILE HME 100% - 2011 Heated Area: 600 HX Base Yr 2011													
1980 SW NAUTILUS RD, LAKE CITY													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/07/2025 MLU													

TOTAL OB/XF													
12,120													

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12,120													

Total Acres: 1.23 Total Land Value: 17,220 Market: 0 Agricultural: 0 Common: 17,220

COLUMBIA COUNTY PROPERTY													
PAGE 1 of 1													3
VALUATION SUMMARY													
VALUATION BY STANDARD													
Tax Group: 3 Tax Dist:													
BUILDING MARKET VALUE 16,585													
TOTAL MARKET OB/XF VALUE 12,120													
TOTAL LAND VALUE - MARKET 17,220													
TOTAL MARKET VALUE 45,925													
SOH/AGL Deduction 18,908													
ASSESSED VALUE 27,017													
TOTAL EXEMPTION VALUE HX HB 25,000													
BASE TAXABLE VALUE 2,017													
TOTAL JUST VALUE 45,925													
NCON VALUE 0													
INCOME VALUE													
PREVIOUS YEAR MKT VALUE 45,925													
XFOB:1:1: TIFFANY M H													
PERMIT NUM DESCRIPTION AMT ISSUED													
SALES DATA													
OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE													
1166/1751 2/03/2009 WD U I 11 100													
GRANTOR: SCHENETTER DESRAVINES													
GRANTEE: SCHENETTER DESRAVIN													
1165/1353 11/26/2008 WD Q I 01 100													
GRANTOR: POWELL, GAINER, TYLER													
GRANTEE: SCHENETTER DESRAVIN													
BUILDING NOTES													
BUILDING DIMENSIONS													
BAS= W50 S12 UOP= S10 E24 N10 W24\$ E24 UOP= S10 E24 N10 W24\$ E24 UOP= S10 E2 N10 W2\$ E2 N12\$.													

TOTAL OB/XF													
12,120													

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