BEG SE COR OF N1/2 OF NW1/4, N 1
W 240 FT, S 181.50 FT E 240 FT T

BRYANT VALERIE
1888 SW NAUTILUS RD
LAKE CITY, FL 32024

2026

24-5S-16-03706-010

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

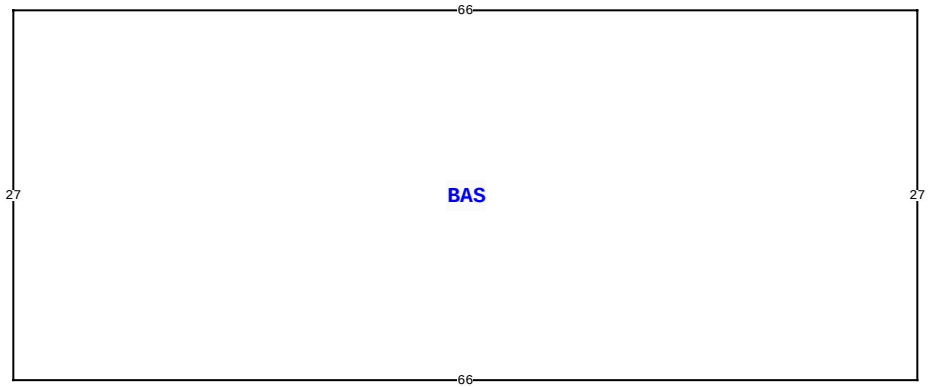
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 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	1,782	100		1,782	101,254
TOTALS	1,782			1,782	101,254

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,782	109.9000	103.31	184,098	2005	2004	0	0	0	45.00	55.00

2 MANUF 1 0% - 0 Heated Area: 1782 HX Base Yr



1888 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	101,254
TOTAL MARKET OB/XF VALUE	10,000
TOTAL LAND VALUE - MARKET	14,000
TOTAL MARKET VALUE	125,254
SOH/AGL Deduction	5,943
ASSESSED VALUE	119,311
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	119,311
TOTAL JUST VALUE	125,254
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	125,254

XFOB:1:1: PICKED UP IN FIELD

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22111	M H	304	07/21/2004
6227	M H	25	07/22/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1546/1379	8/07/2025	WD	U	I	11	100
GRANTOR: FEAGLE SANDRA C						
GRANTEE: BRYANT VALERIE						
1008/2357	3/04/2004	QC	Q	V	01	12,000
GRANTOR: OCTAVIO LIM						
GRANTEE: SANDRA C FEAGLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S27 E66 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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	0263	PRCH,USP	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	100	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,200	
5	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	400	
6	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 10,000

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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,000							

REVIEW DATE 11/05/2019 BY BC Total Acres: 1.00 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000 PRINTED 10/14/2025 BY SYS