

BEG AT NE COR OF NW1/4, RUN W 39
665.84 FT, E 395.57 FT TO E LINE
RUN N 666.33 FT TO POB.

OCEJO JAVIER/OCEJO FIORELY
2048 SW NAUTILUS RD
LAKE CITY, FL 32024

2026

24-5S-16-03706-011



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																
Exterior Wall	16	WD FR STUC 100	0100	01	2,265	127.4130	142.70	323,216	2004	2004	0	0	0	31.50	68.50	VALUATION SUMMARY															
Roof Structur	08	IRREGULAR 100	1 SINGLE FAM 100% - 2022													Heated Area: 1930															
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2022															
Interior Wall	05	DRYWALL 100																													
Interior Floo	13	LAM/VNPLK 50																													
Interior Floo	15	HARDTILE 50																													
Air Condition	03	CENTRAL 100																													
Heating Type	04	AIR DUCTED 100																													
Bedrooms		3 100																													
Bathrooms		2 100																													
Frame	02	WOOD FRAME 100																													
Stories	1.	1. 100																													
Architectual	05	CONV 100																													
Units		0 100																													
Condition Adj	04	04 100																													
Kitchen Adjus	01	01 100																													
Quality		05 05																													
DOR CODE		0100	SINGLE FAMILY																												
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	1,930	100		1,930	188,657																										
FGR	484	55		266	26,001																										
FOP	64	30		19	1,857																										
FOP	168	30		50	4,887																										
TOTALS		2,646		2,265	221,403																										
EXTRA FEATURES						2048 SW NAUTILUS RD, LAKE CITY										BLD DATE				LGL DATE				05/10/2024				MLU			
						XF DATE										LAND DATE															
						INC DATE										AG DATE															
L N	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	0166	CONC, PAVMT	0	100	0	0	720.00	UT	2.25	2.25	100	2009	2009	3	100	1,620															
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	400															
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100															
4	0060	CARPORT F	0	100	18	20	360.00	UT	3.50	3.50	100	2009	2009	3	100	1,260															
5	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2014	2014	3	100	2,000															
6	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400															
7	0210	GARAGE U	0	100	50	30	1,500.00	UT	0.00	10.00	100	2022	2009	100	15,000																
TOTAL OB/XF																		20,780													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	0100	C	SFR	100		A-1	0.00	0.00	6.04	AC		1.00	1.00	1.00	10,000.00	10,000.00	60,400														
REVIEW DATE 09/25/2024 BY JS Total Acres: 6.04 Total Land Value: 60,400 Market: 0 Agricultural: 0 Common: 60,400 PRINTED 10/14/2025 BY SYS																															