W1/2 OF SE1/4 & SE1/4 OF SE1/4 &
OF SE1/4 EX 9.76 AC DESC ORB 768
APPROX 7.51 ACRES BEING PART OF

FEAGLE DAVID W FAM TRUST & FEAGLE ELLEN S FAM TRUS
350 SW NAUTILUS RD
LAKE CITY, FL 32024

2027

19-5S-17-09283-000

BUILDING CHARACTERISTICS

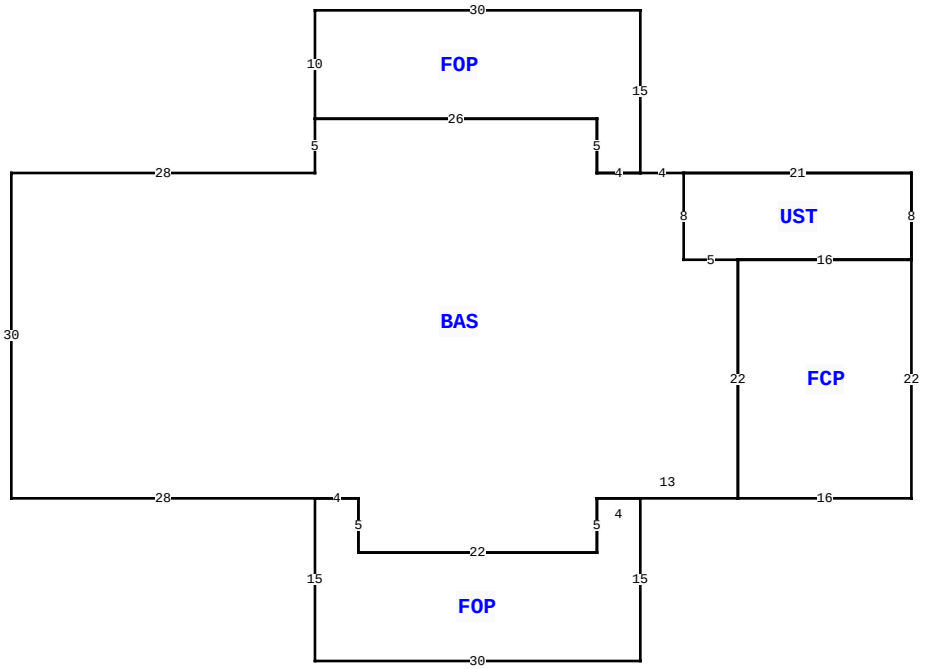
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	06	VINYL ASB 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		2 100
Frame		N/A 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		MKT AREA 02
NEIGHBORHOOD/LOC	19517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,378	100		2,378	176,612
FCP	352	25		88	6,536
FOP	320	30		96	7,130
FOP	340	30		102	7,576
UST	168	45		76	5,645
TOTALS	3,558			2,740	203,497

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,740	103.8720	114.26	313,072	1975	1975	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2378 HX Base Yr



350 SW NAUTILUS RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

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	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0030	BARN,MT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
4	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		203,497
TOTAL MARKET OB/XF VALUE		10,100
TOTAL LAND VALUE - MARKET		500,390
TOTAL MARKET VALUE		251,039
SOH/AGL Deduction		105,709
ASSESSED VALUE		145,330
TOTAL EXEMPTION VALUE	HX HB SX WR	106,411
BASE TAXABLE VALUE		38,919
TOTAL JUST VALUE		713,987
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		717,692

XFOB:6:1: FUTU MH

XFOB:5:1: OLD HOUSE SALVAGE VALUE.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051026	Roof Replacement	20,700	10/11/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1513/730	4/24/2024	LE	U	I	14	100
GRANTOR: FEAGLE DAVID W & ELLE						
GRANTEE: FEAGLE DAVID W (ENH						
0914/0581	11/03/2000	WD	Q	I	01	100
GRANTOR: DAVID & ELLEN (AKA NO						
GRANTEE: FAMILY TRUSTS/1/2 U						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W4 FOP= N15 W30 S10 E26S5 E4$ W4 N5 W26 S5 W28 S30 E28
FOP= S15 E30 N15 W4 S5 W22 N5 W4$ E4 S5 E22 N5 E13 FCP= E16
N22 W16 S22$ N22 UST= W5 N8 E21 S8 W16$ E16 N8W21$.

LAND DESCRIPTION

TOTAL OB/XF 10,100

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	5200	A	CROPLAND 2	0		A-1	0.00	0.00	17.00	AC		1.00	1.00	1.00	370.00	370.00	6,290							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	71.97	AC		1.00	1.00	1.00	280.00	280.00	20,152							
3	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	88.98	AC		1.00	1.00	1.00	5,500.00	5,500.00	489,390							
5	0102	C	SFR/MH	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500							

REVIEW DATE 11/19/2024 BY JS Total Acres: 90.97 Total Land Value: 37,442 Market: 489,390 Agricultural: 26,442 Common: 11,000 PRINTED 11/17/2026 BY SYS