

BEGIN AT NE COR OF NW1/4 OF SE1/
FT, WEST 661.22 FT, S 491.78 FT,
N 661.96 FT TO POB.

LEGUE MELISA R/LEGUE JONATHON R
359 SW NAUTILUS RD
LAKE CITY, FL 32024

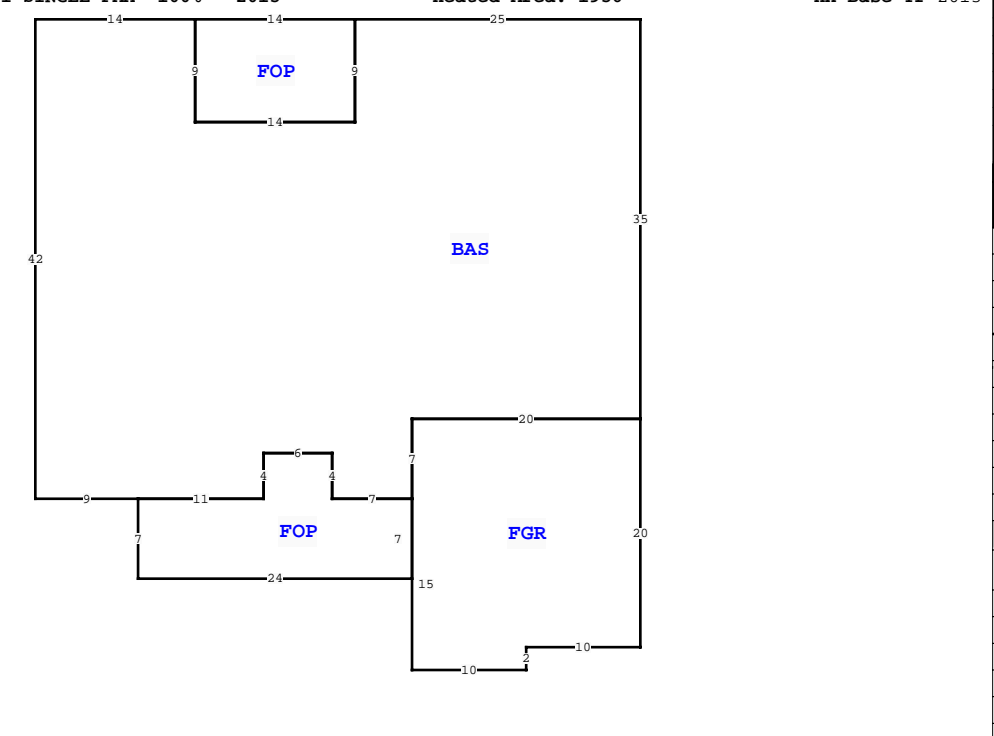
2026

19-5S-17-09283-002


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 90
Exterior Wall	21 STONE 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	03 CONC FINSH 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectural	05 CONV 100
Units	0 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,263	118.1169	132.29	299,372	2012	2012	0	0	13.00	87.00

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	260,454			
TOTAL MARKET OB/XF VALUE	2,120			
TOTAL LAND VALUE - MARKET	110,110			
TOTAL MARKET VALUE	276,097			
SOH/AGL Deduction	95,419			
ASSESSED VALUE	180,678			
TOTAL EXEMPTION VALUE	51,411		HX HB	
BASE TAXABLE VALUE	129,267			
TOTAL JUST VALUE	372,684			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	360,662			



Quality	07 07				
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	1,936	100		1,936	222,818
FGR	420	55		231	26,586
FOP	126	30		38	4,373
FOP	192	30		58	6,676
TOTALS	2,674			2,263	260,454

359 SW NAUTILUS RD, LAKE CITY

BLD DATE	LGL DATE	05/06/2026	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049959	Electrical Servic	0	05/25/2024
30088	SFR	621	04/18/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1233/0869	4/18/2012	WD	U	V	11	0
GRANTOR: DAVID W & ELLEN S FEA						
GRANTEE: MELISA R & JONATHON						
1233/0866	4/18/2012	TR	U	V	11	0
GRANTOR: DAVID W & ELLEN S FEA						
GRANTEE: DAVID W & ELLEN S F						

EXTRA FEATURES																	
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	910.00	UT	2.00	2.00	100	2012	2012	3	100	1,820	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
3	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	

BUILDING NOTES									
<p>BUILDING DIMENSIONS</p> <p>BAS= W25 FOP= W14 S9 E14 N9 S9 W14 N9 W14 S42 E9 FOP= S7 E24 N7 W7 N4 W6 S4 W11 S E11 N4 E6 S4 E7 FGR= S15 E10 N2 E10 N20 W20 S7 S N7 E20 N35 S.</p>									

LAND DESCRIPTION																								
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	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	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.01	AC		1.00	1.00	1.00	280.00	280.00	2,523							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	9.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,110							