SW1/4 OF SE1/4 OF NW1/4 OF NW1/4
OF NW1/4 OF NW1/4.

GAINER EUGENE
1345 SW NAUTILUS RD
LAKE CITY, FL 32024

2027

19-5S-17-09284-005

BUILDING CHARACTERISTICS

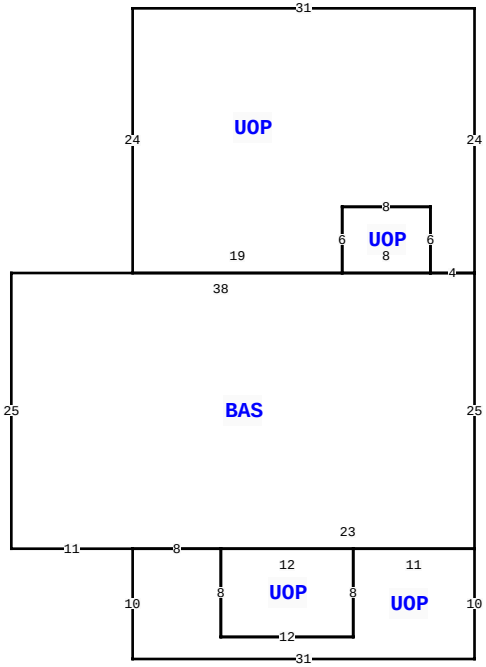
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
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	1,050	100		1,050	47,434
UOP	48	20		10	452
UOP	96	20		19	859
UOP	214	20		43	1,943
UOP	696	20		139	6,280
TOTALS	2,104			1,261	56,966

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,261	63.1800	69.50	87,640	1956	1956	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1050 HX Base Yr



1345 SW NAUTILUS RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0	0	0	1.00	UT	1,200.00	1,200.00	100	2018	2018	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	56,966
TOTAL MARKET OB/XF VALUE	1,200
TOTAL LAND VALUE - MARKET	77,000
TOTAL MARKET VALUE	73,058
SOH/AGL Deduction	0
ASSESSED VALUE	73,058
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	73,058
TOTAL JUST VALUE	135,166
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	136,198

LAND:2:1: JOINS FAMILY TRACT OF 120 ACRES

SALE:1:1: ESTATE NOT PROBATED YET PER CLERK'S OFFI

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1528/192	11/20/2024	LE	U	I	14	100
GRANTOR: GAINER EUGENE (ENH LE						
GRANTEE: GAINER EUGENE (RMDR						
0855/0819	3/19/1998	QC	Q	I	01	0
GRANTOR: OLA MAE DIX						
GRANTEE: EUGENE GAINER						

BUILDING NOTES

BUILDING DIMENSIONS

UOP= N24 W31 S24 E19 N6 E8 S6 E4$ BAS= W4 UOP= N6 W8 S6 E8$ W38 S25 E11 UOP= S10 E31 N10 W11 S8 W12 N8 W8$ E8 UOP= S8 E12 N8 W12$ E23 N25$.

LAND DESCRIPTION

TOTAL OB/XF 1,200

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	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	6.50	AC		1.00	1.00	1.00	445.00	445.00	2,892							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	6.50	AC		1.00	1.00	1.00	10,000.00	10,000.00	65,000							

REVIEW DATE 11/08/2018 BY DF Total Acres: 7.50 Total Land Value: 14,892 Market: 65,000 Agricultural: 2,892 Common: 12,000 PRINTED 11/17/2026 BY SYS