PART OF LOTS 2 & 3 ROSAMARIA TRA
AS: COMM SW COR OF N1/2 OF NE1/4
FT TO SW COR OF SAID LOT 3 & N R

BRITT MATTHEW A/BRITT SARAH K
311 SW NAUTILUS ROAD
LAKE CITY, FL 32024

2026

19-5S-17-09290-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

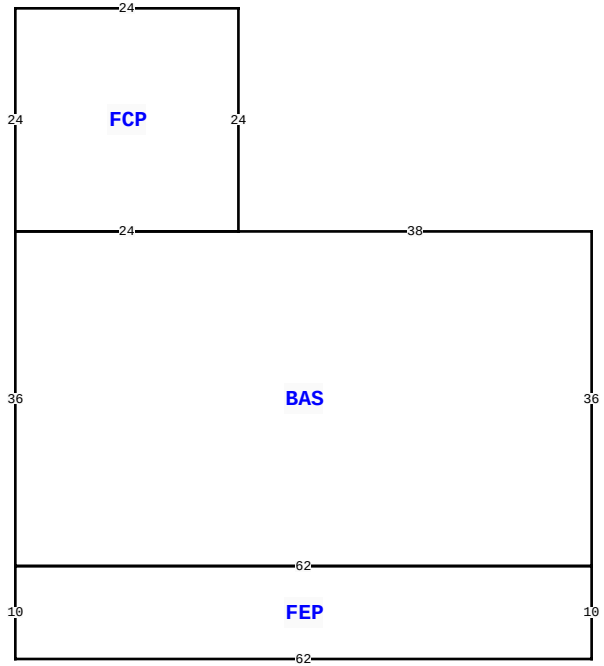
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 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	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	19517.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,232	100		2,232	165,836
FCP	576	25		144	10,699
FEP	620	80		496	36,852
TOTALS	3,428			2,872	213,388

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,872	100.1300	112.15	322,095	1998	1998	0	0	0	33.75	66.25

1 SINGLE FAM 100% - 2024 Heated Area: 2232 HX Base Yr 2024



311 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		213,388
TOTAL MARKET OB/XF VALUE		5,120
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		241,008
SOH/AGL Deduction		26,518
ASSESSED VALUE		214,490
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		163,079
TOTAL JUST VALUE		241,008
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,034

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14165	SFR	360	06/19/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1498/217	9/05/2023	WD	U	I	30	100
GRANTOR: KIRKLAND HENRIETTA N						
GRANTEE: BRITT MATTHEW A						
1303/1226	10/27/2015	WD	Q	V	03	42,000
GRANTOR: SCOTT & NORA L L'HEUR						
GRANTEE: JOE RAY & HENRIETTA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 FCP= N24 W24 S24 E24$ W24 S36 FEP= S10 E62 N10 W62$ E62 N36$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
3	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1999	1999	3	100	2,000	
4	0166	CONC,PAVMT	0	100	20	24	480.00	UT	1.50	1.50	100	1999	1999	3	100	720	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 5,120

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	100		00	0.00	0.00	1.50	AC		1.00	1.00	1.00	15,000.00	15,000.00	22,500							

REVIEW DATE 08/14/2017 BY DF Total Acres: 1.50 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 03/26/2026 BY SYS