

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

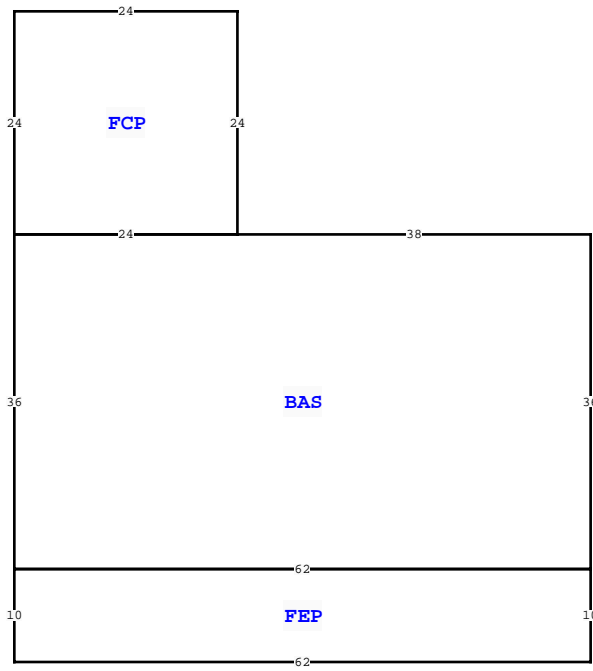
BRITT MATTHEW A/BRITT SARAH K  
311 SW NAUTILUS ROAD  
LAKE CITY, FL 32024

**2026**

19-5S-17-09290-003  
COLUMBIA COUNTY PROPERTY PAGE 1 of 1 3

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
BAS	2,232	100	
FCP	576	25	
FEP	620	80	
TOTALS	3,428		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2024	112.15	322,095	1998	1998	0	0	33.75	66.25
				Heated Area: 2232			HX Base Yr 2024				



VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		213,388
TOTAL MARKET OB/XF VALUE		5,120
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		242,508
SOH/AGL Deduction		28,018
ASSESSED VALUE		214,490
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		163,079
TOTAL JUST VALUE		242,508
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						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0294	SHED WOOD/	0	100	0	0	0	0.00	0.00	100	0
2	0296	SHED METAL	0	100	0	0	0	0.00	0.00	100	1993
3	0180	FPLC 1STRY	0	100	0	0	0	2,000.00	2,000.00	100	1999
4	0166	CONC, PAVMT	0	100	20	24	0	1.50	1.50	100	1999
5	0294	SHED WOOD/	0	100	0	0	0	0.00	0.00	100	2017
6	0294	SHED WOOD/	0	100	0	0	0	0.00	0.00	100	2017

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
311 SW NAUTILUS RD, LAKE CITY											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/06/2026 MLU											

BUILDING NOTES	

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

LAND DESCRIPTION												TOTAL OB/XF												
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		00	0.00	0.00	1.50	AC		1.00	1.00	1.00	16,000.00	16,000.00	24,000							