



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	24516.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,140	100	2026
TOTALS	1,140		
TOTALS			1,140
TOTALS			123,004

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	2	0%	-	2026							
Heated Area: 1140						HX Base Yr						
BLD DATE				LGL DATE				05/07/2026				MLU
XF DATE				LAND DATE								
INC DATE				AG DATE								

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			123,004	
TOTAL MARKET OB/XF VALUE			7,000	
TOTAL LAND VALUE - MARKET			126,000	
TOTAL MARKET VALUE			256,004	
SOH/AGL Deduction			0	
ASSESSED VALUE			256,004	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			256,004	
TOTAL JUST VALUE			256,004	
NCON VALUE			123,004	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			126,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050733	Mobile Home		09/04/2024
000050424	Right-of-Way Acce		07/23/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V	I / V	RSN CD	SALE PRICE
1510/1017	3/12/2024	WD	Q	V	01	120,000
GRANTOR: SPICER DIANA						
GRANTEE: MANGELLI LEONARD CA						
1480/2233	12/07/2022	PB	U	V	18	0
GRANTOR: CLERK OF COURT (OLA M						
GRANTEE: SPICER DIANA						

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	9945	Well/Sept	0	0	0	0		7,000.00	100	2026	2025		100	7,000	

TOTAL OB/XF												7,000			
1545 SW NAUTILUS RD, LAKE CITY															

BUILDING NOTES															

BUILDING DIMENSIONS															
BAS=[YR=2026;ORIG=13,15] E76 S15 W76 N15 \$															

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	0200	C	MBL HM	0					14.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	126,000							