



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	01	FLAT	100
Roof Cover	12	MODULAR MT	100
Interior Wall	01	MINIMUM	100
Interior Floo	02	MIN PLYWD	100
Air Condition	02	WINDOW	100
Heating Type	03	FORCED AIR	100
Bedrooms		1	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual Units	05	CONV	100
		0	100
Quality	01	01	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	24516.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	576	100	
TOTALS	576		31,878

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	SINGLE FAM	0%	- 2026									
Heated Area: 576 HX Base Yr												
1842 SW NAUTILUS RD, LAKE CITY												
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		04/07/2025 MLU

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			31,878
TOTAL MARKET OB/XF VALUE			2,000
TOTAL LAND VALUE - MARKET			29,550
TOTAL MARKET VALUE			63,428
SOH/AGL Deduction			0
ASSESSED VALUE			63,428
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			63,428
TOTAL JUST VALUE			63,428
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			63,859

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051019	Electrical Servic	0	10/11/2024
26783	M H	510	02/19/2008
20833	M H	125	07/03/2003
19971	PUMP/UTPOL	30	09/18/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1540/452	5/13/2025	PB	U	I	18	0
GRANTOR: KERCE P J JR						
GRANTEE: KERCE FRANK						
1540/2429	5/13/2025	PB	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: KERCE FRANK						

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	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	100			
2	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	100			
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,200			
4	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100			
5	0263	PRCH, USP	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500			
TOTALS													576			576		31,878	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W24 S24 E24 N24\$.	

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	0		A-1	0.00	0.00	1.97	AC		1.00	1.00	1.00	15,000.00	15,000.00	29,550							