

COMM NE COR OF NW1/4, W 393.77 F
 CONT W 661.48 FT, S 665.13 FT, E
 N 665.65 FT TO POB.

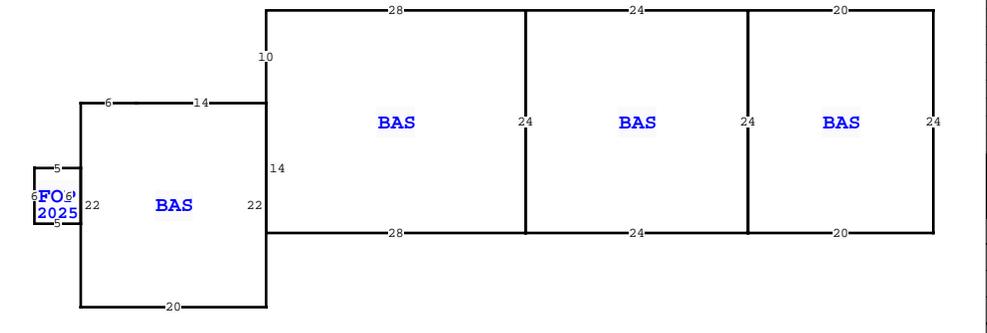
HOLLAND STEPHEN/LEITZBACH SONJA
 2192 SW NAUTILUS RD
 LAKE CITY, FL 32024

2026

24-5S-16-03706-000


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 80
Interior Floor	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	03 FORCED AIR 100
Bedrooms	4 100
Bathrooms	3 100
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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,177	112.5200	126.02	274,346	1990	2006	0	0	28.50	71.50	



Quality					
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA				
NEIGHBORHOOD/LOC	24516.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	440	100		440	39,646
BAS	480	100		480	43,250
BAS	576	100		576	51,900
BAS	672	100		672	60,550
FOP	30	30	2025	9	811
TOTALS	2,198			2,177	196,157

2192 SW NAUTILUS RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

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	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	0040	BARN, POLE	0	100	0	0	UT	0.00	0.00	100	2014	2014	3	100	2,200	
3	0070	CARPORT UF	0	100	0	0	UT	0.00	0.00	100	2017	2017	3	100	400	
4	0210	GARAGE U	0	100	40	20	UT	16.00	16.00	100	2017	2017	3	100	12,800	
5	0119	MASONRY WA	0	100	0	0	UT	6.50	6.50	100	2017	2017	3	100	8,866	

TOTAL OB/XF 25,466

LAND DESCRIPTION																								
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		A-1	0.00	0.00	10.08	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,760							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		196,157	
TOTAL MARKET OB/XF VALUE		25,466	
TOTAL LAND VALUE - MARKET		95,760	
TOTAL MARKET VALUE		317,383	
SOH/AGL Deduction		0	
ASSESSED VALUE		317,383	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		265,972	
TOTAL JUST VALUE		317,383	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		321,499	
XFOB: 7:3: COURTYARD			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
17087	SFR	305	06/15/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1538/1010	4/10/2025	WD Q	Q	I	01	436,000
GRANTOR: SKINNER MICHAEL AARON						
GRANTEE: HOLLAND STEPHEN						
1347/2095	11/09/2017	WD Q	Q	I	01	242,000
GRANTOR: ZYGMUNT & WASYLKA OLS						
GRANTEE: MICHAEL AARON & WEN						

BUILDING NOTES

BUILDING DIMENSIONS
 BAS=[ORIG=0,0] W28 S10 S14 E28 N24 \$
 BAS=[ORIG=0,24] E24 N24 W24 S24 \$
 BAS=[ORIG=24,24] E20 N24 W20 S24 \$
 BAS=[ORIG=-28,10] W14 W6 S22 E20 N22 \$
 FOP=[YR=2025;ORIG=-48,17] W5 S6 E5 N6 \$