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.

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

2027

24-5S-16-03706-000

BUILDING CHARACTERISTICS

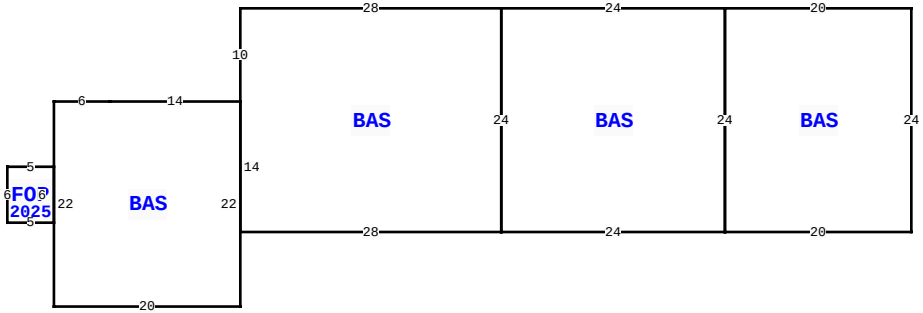
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
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	38,938
BAS	480	100		480	42,478
BAS	576	100		576	50,974
BAS	672	100		672	59,469
FOP	30	30	2025	9	797
TOTALS	2,198			2,177	192,655

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	123.77	269,447	1990	2006	0	0	0	28.50	71.50

1 SINGLE FAM 100% - 2026 Heated Area: 2168 HX Base Yr 2026



2192 SW NAUTILUS RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,200	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
4	0210	GARAGE U	0	100	40	20	800.00	UT	16.00	16.00	100	2017	2017	3	100	12,800	
5	0119	MASONRY WA	0	100	0	0	1,364.00	UT	6.50	6.50	100	2017	2017	3	100	8,866	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		192,655
TOTAL MARKET OB/XF VALUE		25,466
TOTAL LAND VALUE - MARKET		110,880
TOTAL MARKET VALUE		243,241
SOH/AGL Deduction		0
ASSESSED VALUE		243,241
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		191,830
TOTAL JUST VALUE		329,001
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		332,503

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
1580/1572	10/26/2026	QC	U	I	11	100
GRANTOR: HOLLAND STEPHEN						
GRANTEE: LEITZBACH ELIZABETH						
1538/1010	4/10/2025	WD	Q	I	01	436,000
GRANTOR: SKINNER MICHAEL AARON						
GRANTEE: HOLLAND STEPHEN						

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 $
.

LAND DESCRIPTION

TOTAL OB/XF 25,466

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		A-1	0.00	0.00	2.08	AC		1.00	1.00	1.00	11,000.00	11,000.00	22,880							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	8.00	AC		1.00	1.00	1.00	280.00	280.00	2,240							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	8.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	88,000							

REVIEW DATE 03/05/2026 BY KS Total Acres: 10.08 Total Land Value: 25,120 Market: 88,000 Agricultural: 2,240 Common: 22,880 PRINTED 11/17/2026 BY SYS