COMM NE COR OF NW1/4 OF SEC, S 6
TO POB, CONT S 304.18 FT, W 224.
302.84 FT, E 223.31 FT TO POB.

DESRAVINES SCHENETTER/HILL SAHKINER K
1980 SW NAUTILUS RD
LAKE CITY, FL 32024-5328

2027

24-5S-16-03706-003

BUILDING CHARACTERISTICS

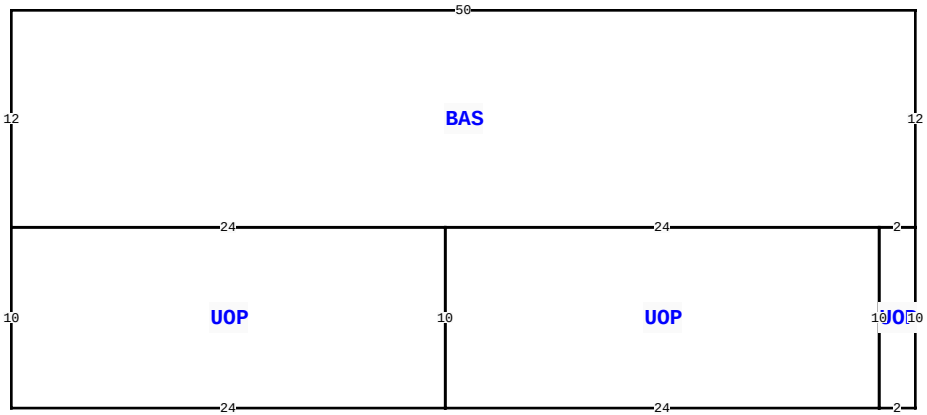
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100		600	13,726
UOP	20	25		5	114
UOP	240	25		60	1,372
UOP	240	25		60	1,372
TOTALS	1,100			725	16,585

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	725	95.3100	57.19	41,463	1969	1969	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2011 Heated Area: 600 HX Base Yr 2011



1980 SW NAUTILUS RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	0296	SHED METAL	0	100	12	24	288.00	UT	10.00	10.00	100	2009	2009	3	100	2,880	
2	0070	CARPORT UF	0	100	18	20	360.00	UT	1.50	1.50	100	2009	2009	3	100	540	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	10	12	120.00	UT	10.00	10.00	100	2009	2009	3	100	1,200	
5	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2026	2025		100	1,800	
7	0296	SHED METAL	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2026	2025		100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		16,585
TOTAL MARKET OB/XF VALUE		15,120
TOTAL LAND VALUE - MARKET		22,140
TOTAL MARKET VALUE		53,845
SOH/AGL Deduction		23,009
ASSESSED VALUE		30,836
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		5,836
TOTAL JUST VALUE		53,845
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		53,845

XFOB:1:1: TIFFANY M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1166/1751	2/03/2009	WD	U	I	11	100
GRANTOR: SCHENETTER DESRAVINES						
GRANTEE: SCHENETTER DESRAVIN						
1165/1353	11/26/2008	WD	Q	I	01	100
GRANTOR: POWELL, GAINER, TYLER						
GRANTEE: SCHENETTER DESRAVIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 S12 UOP= S10 E24 N10 W24$ E24 UOP= S10 E24 N10 W24$ E24 UOP= S10 E2 N10 W2$ E2 N12$.

LAND DESCRIPTION

TOTAL OB/XF 15,120

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.23	AC		1.00	1.00	1.00	18,000.00	18,000.00	22,140							

REVIEW DATE 03/05/2026 BY KS Total Acres: 1.23 Total Land Value: 22,140 Market: 0 Agricultural: 0 Common: 22,140 PRINTED 11/17/2026 BY SYS