

COMM SE COR OF NE1/4 OF NW1/4, N
FOR POB, N 181.50 FT, W 240 FT,
E 240 FT TO POB.

GADDY SAHKINER
1980 SW NAUTILUS RD
LAKE CITY, FL 32024

2026

24-5S-16-03706-004


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 18,000 TOTAL MARKET VALUE 18,000 SOH/AGL Deduction 2,600 ASSESSED VALUE 15,400 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 15,400 TOTAL JUST VALUE 18,000 NCON VALUE 3,800 INCOME VALUE PREVIOUS YEAR MKT VALUE 14,000											
DOR CODE		0000 VACANT																													
MAP NUM		02																													
NEIGHBORHOOD/LOC		24516.00 1.00/																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																															
EXTRA FEATURES										1924 SW NAUTILUS RD, LAKE CITY																					
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															
										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/08/2026 MLU																					
										BUILDING NOTES BUILDING DIMENSIONS																					
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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	0000	C	VAC RES	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000														
REVIEW DATE 05/08/2026 BY MLU Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 06/09/2026 BY SYS																															