COMM NW COR, E ALONG N LINE 659.
FOR POB, S 995.49 FT, E .28 FT,
FT TO S LINE OF NW1/4 OF NW1/4,

PARRY JOHN J
2454 SW NAUTILUS RD
LAKE CITY, FL 32024

2026

24-5S-16-03706-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

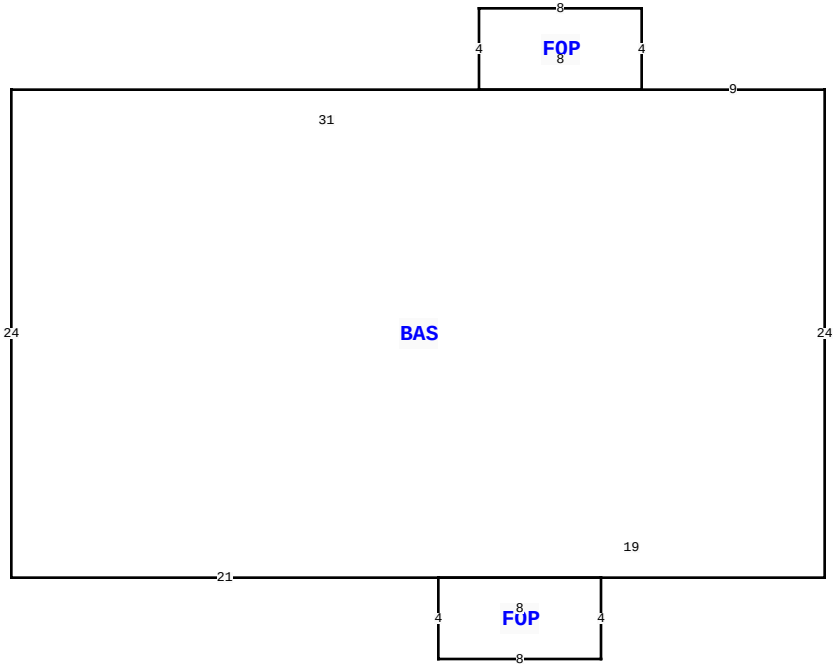
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	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	960	100		960	26,012
FOP	32	35		11	298
FOP	32	35		11	298
TOTALS	1,024			982	26,608

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	982	112.9000	67.74	66,521	1992	1992	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2024 Heated Area: 960 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

2452 SW NAUTILUS RD, LAKE CITY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	66,428
TOTAL MARKET OB/XF VALUE	11,700
TOTAL LAND VALUE - MARKET	108,000
TOTAL MARKET VALUE	98,928
SOH/AGL Deduction	0
ASSESSED VALUE	98,928
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	98,928
TOTAL JUST VALUE	186,128
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	185,435

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1312/2597	4/05/2016	LE	U	I	30	100
GRANTOR: CHARLOTTE J PARRY (RE						
GRANTEE: JOHN J PARRY & DANI						
1276/2705	5/29/2014	WD	U	I	30	100
GRANTOR: CHARLOTTE J PARRY & D						
GRANTEE: CHARLOTTE J PARRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 FOP= N4 W8 S4 E8 $ W31 S24 E21 FOP= S4 E8 N4 W8$E19 N24$.

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	0021	BARN,FR AE	0	0	24	24	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 11,700

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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	280.00	280.00	2,800							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	90,000							

REVIEW DATE 03/05/2026 BY KS Total Acres: 12.00 Total Land Value: 20,800 Market: 90,000 Agricultural: 2,800 Common: 18,000 PRINTED 06/09/2026 BY SYS

COMM NW COR, E ALONG N LINE 659.
FOR POB, S 995.49 FT, E .28 FT,
FT TO S LINE OF NW1/4 OF NW1/4,

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LAKE CITY, FL 32024

2026

24-5S-16-03706-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

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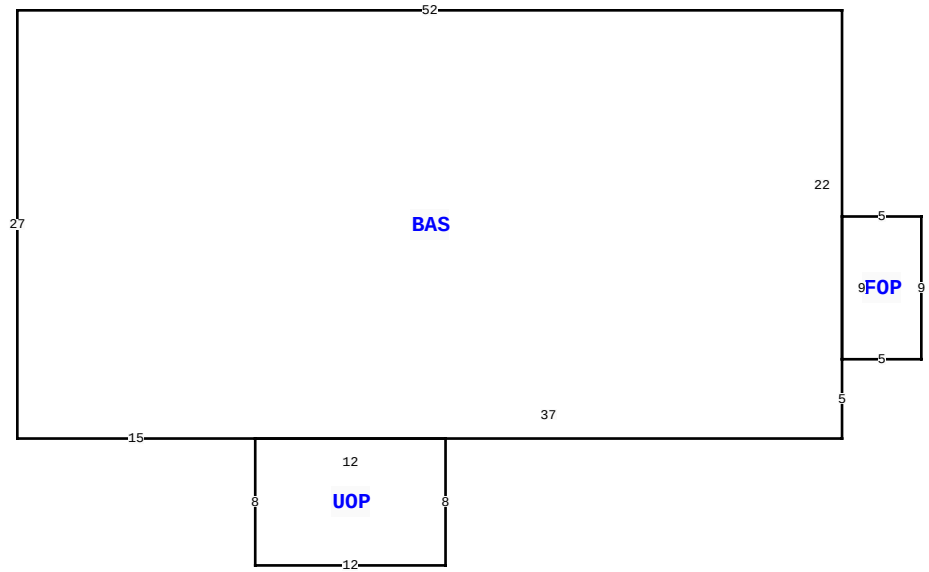
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition 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	1,404	100		1,404	38,717
FOP	45	35		16	441
UOP	96	25		24	662
TOTALS	1,545			1,444	39,820

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,444	114.9000	68.94	99,549	1992	1992	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2024 Heated Area: 1404 HX Base Yr



2452 SW NAUTILUS RD, LAKE CITY

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BASE TAXABLE VALUE	98,928
TOTAL JUST VALUE	186,128
NCON VALUE	0
INCOME VALUE	
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GRANTOR: CHARLOTTE J PARRY & D						
GRANTEE: CHARLOTTE J PARRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S27 E15 UOP= S8 E12N8 W12 $ E37 N5 FOP= E5 N9 W5S9$ N22$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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