

BEG AT NE COR OF NW1/4, RUN W 39
665.84 FT, E 395.57 FT TO E LINE
RUN N 666.33 FT TO POB.

OCEJO JAVIER/OCEJO FIORELY
2048 SW NAUTILUS RD
LAKE CITY, FL 32024

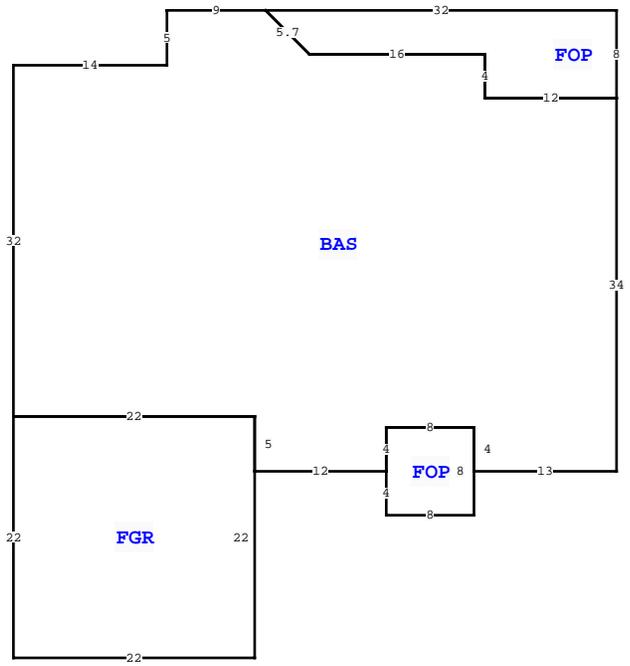
2026

24-5S-16-03706-011



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LAM/VNLPK	50
Interior Floo	15	HARDTILE	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	04	04	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	24516.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,930	100	
FGR	484	55	
FOP	64	30	
FOP	168	30	
TOTALS	2,646		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2022								
			Heated Area: 1930			HX Base Yr 2022					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		221,403	
TOTAL MARKET OB/XF VALUE		20,780	
TOTAL LAND VALUE - MARKET		72,480	
TOTAL MARKET VALUE		314,663	
SOH/AGL Deduction		40,516	
ASSESSED VALUE		274,147	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		222,736	
TOTAL JUST VALUE		314,663	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		307,431	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050517	Roof Replacement	21,500	08/08/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1445/1434	8/19/2021	WD	Q	I	01	375,000
GRANTOR: MCLENDON BERNICE						
GRANTEE: OCEJO JAVIER						
1347/2093	11/09/2017	WD	U	I	11	0
GRANTOR: ZYGMUNT & WASYLKA OLS						
GRANTEE: GARY & BERNICE MCLE						

EXTRA FEATURES															2048 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
1	0166	CONC, PAVMT	0	100	0	0		720.00	UT 2.25	2.25	100	2009	2009	3	100	1,620
2	0258	PATIO	0	100	0	0		1.00	UT 0.00	0.00	100	2009	2009	3	100	400
3	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	0.00	100	2009	2009	3	100	100
4	0060	CARPORT F	0	100	18	20		360.00	UT 3.50	3.50	100	2009	2009	3	100	1,260
5	0180	FPLC 1STRY	0	100	0	0		1.00	UT 2,000.00	2,000.00	100	2014	2014	3	100	2,000
6	0080	DECKING	0	100	0	0		1.00	UT 0.00	0.00	100	2019	2019	3	100	400
7	0210	GARAGE U	0	100	50	30		1,500.00	UT 0.00	10.00	100	2022	2009	3	100	15,000

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W14 S32 FGR= S22 E22 N22 W22\$ E22 S5 E12 FOP= S4 E8 N 8 W8 S4\$ N4 E8 S4 E13 N34 FOP= N8 W32 D4 R4 E16 S4 E12\$ W12 N4 W16 L4 U4 W9 S5\$.	

LAND DESCRIPTION										TOTAL OB/XF										20,780				
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	6.04	AC		1.00	1.00	1.00	12,000.00	12,000.00	72,480							