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

2027

24-5S-16-03706-011

BUILDING CHARACTERISTICS

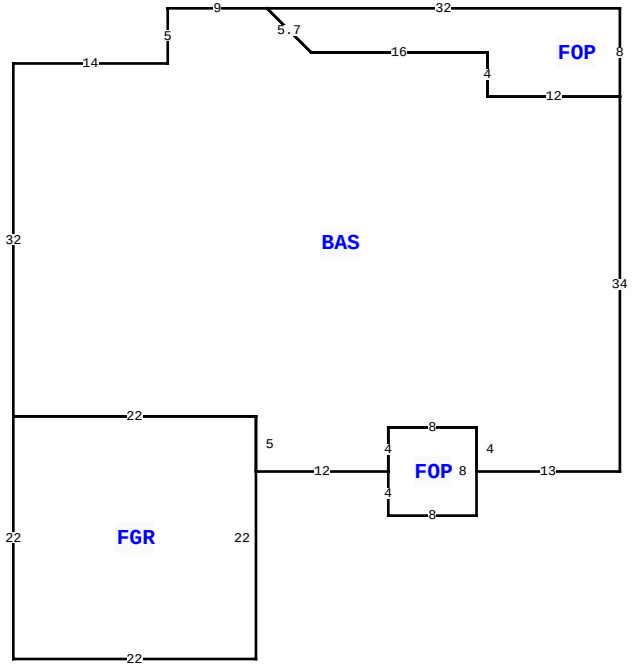
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,930	100		1,930	185,286
FGR	484	55		266	25,537
FOP	64	30		19	1,824
FOP	168	30		50	4,800
TOTALS	2,646			2,265	217,446

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,265	127.4130	140.15	317,440	2004	2004	0	0	0	31.50	68.50

1 SINGLE FAM 100% - 2022 Heated Area: 1930 HX Base Yr 2022



2048 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	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		100	15,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		217,446
TOTAL MARKET OB/XF VALUE		20,780
TOTAL LAND VALUE - MARKET		72,480
TOTAL MARKET VALUE		310,706
SOH/AGL Deduction		28,335
ASSESSED VALUE		282,371
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		230,960
TOTAL JUST VALUE		310,706
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		314,663

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						

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

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	6.04	AC		1.00	1.00	1.00	12,000.00	12,000.00	72,480							

REVIEW DATE 03/05/2026 BY KS Total Acres: 6.04 Total Land Value: 72,480 Market: 0 Agricultural: 0 Common: 72,480 PRINTED 11/17/2026 BY SYS