



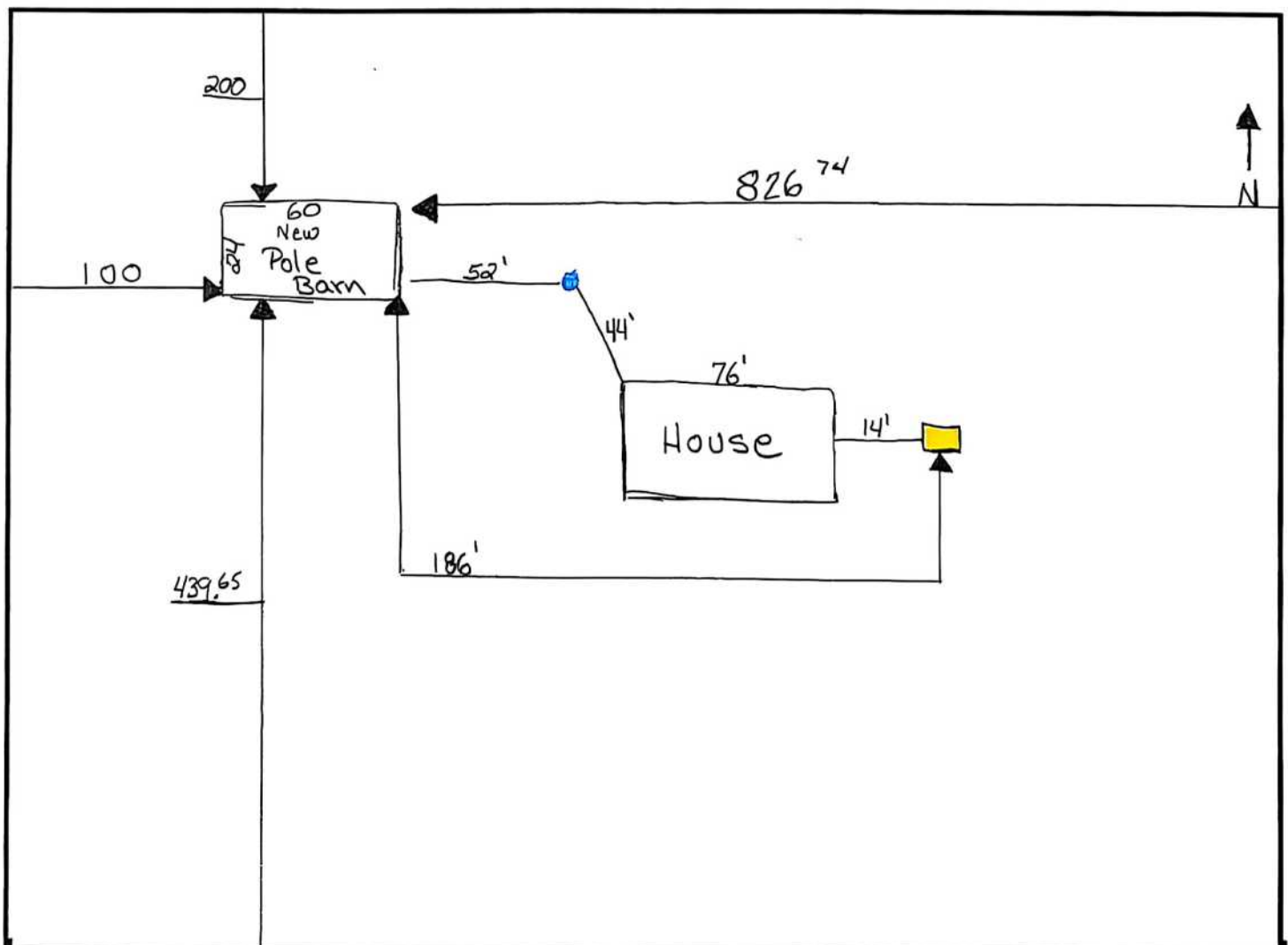
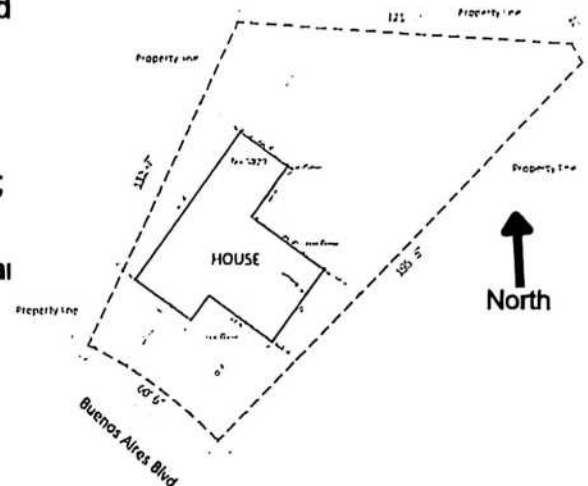
# PROPOSED SITE PLAN



## SITE PLAN CHECKLIST:

- ☒ 1) Property Dimensions
- ☐ 2) Footprint of proposed and existing structures (including d label these with existing addresses
- ☒ 3) Distance from structures to all property lines
- ☒ 4) Location and size of easements
- ☐ 5) Driveway path and distance from any waters; sink holes; wetlands; and etc.
- ☒ 6) Location and distance from any waters; sink holes; wetla and etc.
- ☐ 7) Show slopes and/or drainage paths
- ☐ 8) Arrow showing North direction

## SITE PLAN EXAMPLE



**WORK ORDER # L-30101**

Columbia County Property Appraiser

Jeff Hampton

2026 Working Values  
updated: 6/4/2026

Parcel: << 24-5S-16-03700-000 (18215) >>

Owner & Property Info

Result: 1 of 1

|              |                                                                                                                                                                |              |          |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|----------|
| Owner        | MANGELLI LEONARD CARMINE<br>1800 BELLMORE AVENUE<br>NORTH BELLMORE, NY 11710                                                                                   |              |          |
| Site         | 1545 SW NAUTILUS RD, LAKE CITY                                                                                                                                 |              |          |
| Description* | SE1/4 OF NE1/4 OF NE1/4, EX 1 AC IN SE COR & E1/2 OF SW1/4 OF NE1/4 OF NE1/4, 615-607-608, PB 1463-921, PB 1463-919, PB 1475-1817, PB 1480-2233, WD 1610-1017, |              |          |
| Area         | 14 AC                                                                                                                                                          | S/T/R        | 24-5S-16 |
| Use Code**   | MOBILE HOME (0200)                                                                                                                                             | Tax District | 3        |

\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.  
\*\*The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

| 2025 Certified Values |                                                         | 2026 Working Values |                                                         |
|-----------------------|---------------------------------------------------------|---------------------|---------------------------------------------------------|
| Mkt Land              | \$126,000                                               | Mkt Land            | \$126,000                                               |
| Ag Land               | \$0                                                     | Ag Land             | \$0                                                     |
| Building              | \$0                                                     | Building            | \$123,004                                               |
| XFOB                  | \$0                                                     | XFOB                | \$7,000                                                 |
| Just                  | \$126,000                                               | Just                | \$256,004                                               |
| Class                 | \$0                                                     | Class               | \$0                                                     |
| Appraised             | \$126,000                                               | Appraised           | \$256,004                                               |
| SOH/10% Cap           | \$0                                                     | SOH/10% Cap         | \$0                                                     |
| Assessed              | \$126,000                                               | Assessed            | \$256,004                                               |
| Exempt                | \$0                                                     | Exempt              | \$0                                                     |
| Total Taxable         | county:\$126,000 city:\$0<br>other:\$0 school:\$126,000 | Total Taxable       | county:\$256,004 city:\$0<br>other:\$0 school:\$256,004 |

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Sales History

| Sale Date | Sale Price | Book/Page   | Deed | V/I | Qualification (Codes) | RCode |
|-----------|------------|-------------|------|-----|-----------------------|-------|
| 3/12/2024 | \$120,000  | 1610 / 1017 | WD   | V   | Q                     | 01    |
| 12/7/2022 | \$0        | 1480 / 2233 | PB   | V   | U                     | 18    |
| 9/16/2022 | \$0        | 1475 / 1817 | PB   | V   | U                     | 18    |
| 4/1/2022  | \$0        | 1463 / 921  | PB   | V   | U                     | 18    |
| 4/1/2022  | \$0        | 1463 / 919  | PB   | V   | U                     | 18    |

Building Characteristics

| Bldg Sketch | Description*   | Year Blt | Base SF | Actual SF | Bldg Value |
|-------------|----------------|----------|---------|-----------|------------|
| Sketch      | MANUF 2 (0202) | 2024     | 1140    | 1140      | \$123,004  |

\*Bldg Data determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

Extra Features & Out Buildings

| Code | Desc      | Year Blt | Value      | Units | Dims |
|------|-----------|----------|------------|-------|------|
| 9945 | Well/Sept | 2025     | \$7,000.00 | 1.00  | x    |

Land Breakdown

| Code | Desc         | Units     | Adjustments             | Eff Rate    | Land Value |
|------|--------------|-----------|-------------------------|-------------|------------|
| 0200 | MBL HM (MKT) | 14.000 AC | 1.0000/1.0000 1.0000/ / | \$9,000 /AC | \$126,000  |

Search Result: 1 of 1

© Columbia County Property Appraiser | Jeff Hampton | Lake City, Florida | 386-758-1083

GrizzlyLogic

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Aerial Viewer Pictometry Google Maps

© 2023 © 2022 © 2019 © 2016 © 2013 Sales





0 100 200 300 400 500 600 700 800 900 1000 ft

### Columbia County Property Appraiser

Jeff Hampton | Lake City, Florida | 386-758-1083

**PARCEL: 24-5S-16-03700-000 (18215) | MOBILE HOME (0200) | 14 AC**

SE 1/4 OF NE 1/4 OF NE 1/4, EX 1 AC IN SE COR & E 1/2 OF SW 1/4 OF NE 1/4 OF NE 1/4, 615-607-608, PB 1463-921, PB 1463-919, PB 1475-1817, PB 1480-2233, WD 1

#### MANGELLI LEONARD CARMINE

Owner: 1800 BELLMORE AVENUE  
NORTH BELLMORE, NY 11710

Site: 1545 SW NAUTILUS RD, LAKE CITY

Sales 3/12/2024 \$120,000 V (O)  
12/7/2022 \$0 V (U)  
Info 9/16/2022 \$0 V (U)

#### 2026 Working Values

|         |           |           |           |
|---------|-----------|-----------|-----------|
| Mkt Lnd | \$126,000 | Appraised | \$256,004 |
| Ag Lnd  | \$0       | Assessed  | \$256,004 |
| Bldg    | \$123,004 | Exempt    | \$0       |
| XFOB    | \$7,000   | county:   | \$256,004 |
| Just    | \$256,004 | Total     | city:\$0  |
|         |           | Taxable   | other:\$0 |
|         |           | school:   | \$256,004 |

#### NOTES:

Columbia County, FL



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