

LOT 1 LAKE CITY AIRPARK S/D EX B
RUN SW 100 FT, SE 285 FT, N 125
201.25 FT TO POB & LOTS 2 & 19 L

TAYLOR SPENCER HOWARD/TAYLOR SHANNA LEE
307 SW CIRRRUS DR
LAKE CITY, FL 32025

2026

22-5S-17-09322-002



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

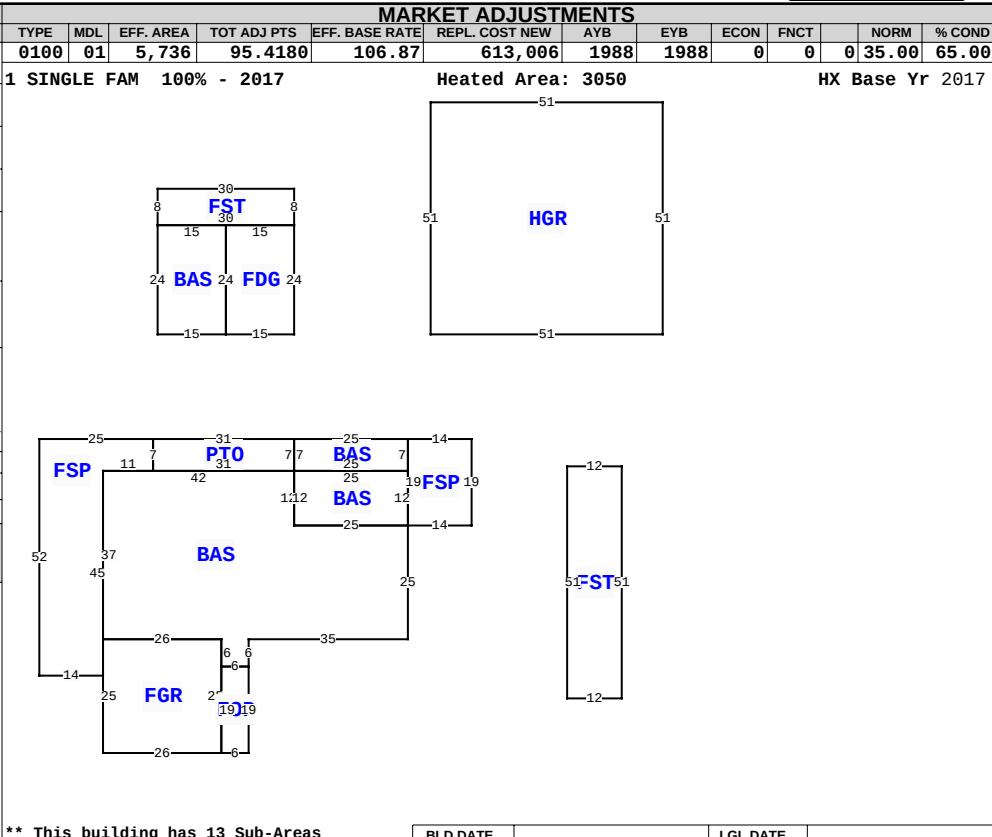
Quality	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		02
NEIGHBORHOOD/LOC	22517.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	175	100		175	12,156
BAS	300	100		300	20,840
BAS	360	100		360	25,007
BAS	2,215	100		2,215	153,866
FDG	360	60		216	15,005
FGR	650	55		358	24,868
FOP	114	30		34	2,362
FSP	266	40		106	7,363
FSP	805	40		322	22,368
FST	240	55		132	9,170

TOTALS	8,915			5,736	398,454
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00
2	0280	POOL R/CON	0 100	18	38	684.00	UT	35.00	35.00
3	0282	POOL ENCL	0 100	47	52	2,444.00	UT	7.50	7.50
4	0166	CONC, PAVMT	0 100	0	0	1,760.00	UT	1.50	1.50
5	0166	CONC, PAVMT	0 100	0	0	6,465.00	UT	1.50	1.50
6	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00
7	0166	CONC, PAVMT	0 0	49	50	1.00	UT	0.00	0.00
8	0006	AIRPL HGR	0 100	0	0	1.00	UT	112,500.00	112,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00
2	0000	C	VAC RES	0		RSF-1	0.00	0.00	1.00
3	0700	C	MISC RES	100		RSF-1	0.00	0.00	1.00



307 SW CIRRRUS DR, LAKE CITY

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
03/18/2022			MLU		

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		398,454	
TOTAL MARKET OB/XF VALUE		144,946	
TOTAL LAND VALUE - MARKET		115,500	
TOTAL MARKET VALUE		658,900	
SOH/AGL Deduction		143,874	
ASSESSED VALUE		515,026	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		464,304	
TOTAL JUST VALUE		658,900	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		658,900	

PRMT:1:1: AIRPLANE HANGER

LAND:1:1: 4.05 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046229	Storage Building	153,000	01/10/2023
14827	GARAGE	200	12/09/1998
14821	POOL	235	12/07/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1449/1424	9/24/2021	WD	Q	V	04	68,000
GRANTOR: CARNEVALE FAMILY LIVI						
GRANTEE: TAYLOR SPENCER						
1349/0490	11/30/2017	WD	U	I	16	52,500
GRANTOR: ROGER A DICK & MARIAN						
GRANTEE: SPENCER HOWARD TAYL						

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W42 S37 FGR= S25 E26 N25 W26\$ E26 S6 FOP= S19 E6 N19 W6\$ E6 N6 E35 N25 FSP= E14 N19 W14 S19 \$ BAS= N12 W25 S12 E25\$ W25 N12 BAS= E25 N7 W25 PTO= W31 FSP= W25 S52 E14 N45 E11 N7\$ S7 E31 N7\$ S7\$ PTR=N30 FDG= N24 FST= N8 W30 S8 E30\$ W15 BAS= W15 S24 E15 N24\$ S24 E15\$ S30\$ PTR= N30 E30 HGR= E51 N51 W51 S51\$ S30 W30\$ PTR= E60 S50 FST= E12 N51 W12 S51\$ W60 N50 \$.									