LOT 3 LAKE CITY AIRPARK S/D.
458-336, 681-774, 820-1901, 840-

GONZALEZ ANDY RAMON/GONZALEZ KAITLIN L
357 SW CIRRUS DR
LAKE CITY, FL 32025

**2026**

**22-5S-17-09322-003**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

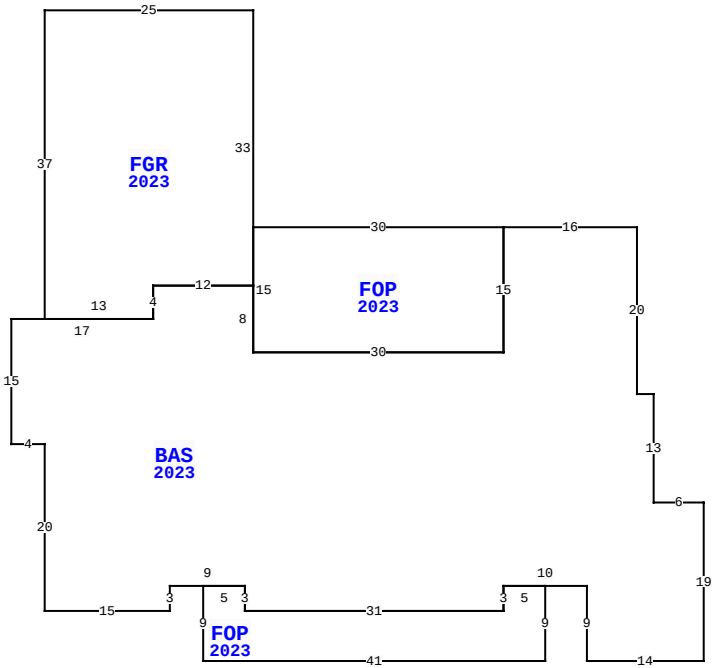
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Interior Floo | 00 | N/A 0 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 07 | 07 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 22517.020 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,806 | 100 | 2023 | 2,806 | 370,793 |
| FGR | 877 | 55 | 2023 | 482 | 63,693 |
| FOP | 276 | 30 | 2023 | 83 | 10,968 |
| FOP | 450 | 30 | 2023 | 135 | 17,839 |
| TOTALS | 4,409 | | | 3,506 | 463,293 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,506 | 121.6380 | 136.23 | 477,622 | 2022 | 2022 | 0 | 0 | 0 | 3.00 | 97.00 |

1 SINGLE FAM 100% - 2023 Heated Area: 2806 HX Base Yr 2023




357 SW CIRRUS DR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/07/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 463,293 |
| TOTAL MARKET OB/XF VALUE | | 39,170 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 557,463 |
| SOH/AGL Deduction | | 33,340 |
| ASSESSED VALUE | | 524,123 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 473,401 |
| TOTAL JUST VALUE | | 557,463 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 562,240 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000050130 | Swimming Pool and | 65,000 | 06/17/2024 |
| 000043600 | New Residential C | 310,000 | 01/26/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1452/1344 | 11/08/2021 | WD | Q | V | 01 | 75,000 |
| GRANTOR: WATKINS WILLIAM B & P | | | | | | |
| GRANTEE: GONZALEZ ANDY RAMON | | | | | | |
| 1079/1227 | 3/29/2006 | WD | Q | V | | 105,000 |
| GRANTOR: CARNEVALE | | | | | | |
| GRANTEE: WILLIAM & PATRICIA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=-20,-10] W16 S15 W30 N8 W12 S4 W17 S15 E4
S20 E15 N3 E9 S3 E31 N3 E10 S9 E14 N19 W6 N13 W2 N20 $
FGR=[YR=2023;ORIG=-66,-36] W25 S37 E13 N4 E12 N33 $
FOP=[YR=2023;ORIG=-66,-10] E30 S15 W30 N15 $
FOP=[YR=2023;ORIG=-31,33] W5 S3 W31 N3 W5 S9 E41 N9 $
.

## 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 | 1,360.00 | UT | 3.00 | 3.00 | 100 | 2023 | 2022 | | 100 | 4,080 | |
| 2 | 0280 | POOL R/CON | 0 | 100 | 0 | 0 | 476.00 | UT | 70.00 | 70.00 | 100 | 2025 | 2024 | | 98 | 32,654 | |
| 3 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 812.00 | UT | 3.00 | 3.00 | 100 | 2025 | 2024 | | 100 | 2,436 | |

## LAND DESCRIPTION

TOTAL OB/XF 39,170

| 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 | | RSF-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 55,000.00 | 55,000.00 | 55,000 | | | | | | | |

REVIEW DATE 12/20/2022 BY HC Total Acres: 4.01 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/18/2025 BY SYS