

LOT 4 LAKE CITY AIRPARK S/D &
ALSO N1/2 OF OAK ST (VACATED)
AS LIES S OF & CONTIGUOUS TO

BAGGETT DONALD W/BAGGETT JULIA ELAINE
415 SW CIRRRUS DR
LAKE CITY, FL 32025

2026

22-5S-17-09322-004



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units	0	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	2,619	100		2,619	333,751
FGR	972	55		535	68,177
FOP	156	30		47	5,989
FOP	562	30		169	21,536
FOP	905	30		272	34,662
FSP	150	40		60	7,646
HGR	4,125	45		1,856	236,519
UOP	1,100	20		220	28,036
TOTALS	10,589			5,778	736,318

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00
2	0166	CONC, PAVMT	0	100	0	3,892.00	UT	2.00	2.00
3	0120	CLFENCE 4	0	100	0	1.00	UT	0.00	0.00

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

REVIEW DATE 08/21/2017 BY BC

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	5,778	132.3080	148.18	856,184	2011	2011	0	0	0 14.00	86.00
1 SINGLE FAM 100% - 2012 Heated Area: 2619 HX Base Yr 2012											
415 SW CIRRRUS DR, LAKE CITY											
BLD DATE				LGL DATE				04/07/2025 MLU			
XF DATE				LAND DATE							
INC DATE				AG DATE							

TOTAL OB/XF											
10,284											

TOTAL OB/XF											
10,284											

Total Acres: 4.30 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		736,318	
TOTAL MARKET OB/XF VALUE		10,284	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		801,602	
SOH/AGL Deduction		276,393	
ASSESSED VALUE		525,209	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		474,487	
TOTAL JUST VALUE		801,602	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		810,164	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29099	SFR	1,398	12/28/2010
290001	PLANE HNGR	422	11/12/2010

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1078/2365	3/24/2006	WD	Q	V	
GRANTOR: NICHOLAS & IRENE CARN					
GRANTEE: DONALD W & JULIA EL					
0810/2350	9/20/1995	WD	U	V	09
GRANTOR: MCVADON					
GRANTEE: NICHOLAS & IRENE CA					

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS= W8 N7 FOP= N8 W13 N4 W24 S4 W13 S8 E14 S3 E22 N3 E14\$ W14 S3 W22 N3 W14 S7 W4 FSP= W10 S15 E10 N15\$ S15 FOP= W4 S36 E24 S4 E15 N4 E24 N30 W6 S21 W49 N14 W4 N4 W2 N6 E2 N3\$ S3 W2 S6 E2 S4 E4 S14 E49 N21 E3 FOP= E26 FGR= E27 N36 W27 S36\$ N6 W26 S6\$ N6 E6 N15\$ PTR= N30 E40 HGR= N75 UOP= N20 W55 S20 E55\$ W55 S75 E55\$ S30 W40\$.									

TOTAL OB/XF									
10,284									

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