

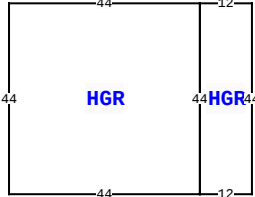
LOT 6 LAKE CITY AIRPARK S/D & N1
(VACATED) AS LIES S OF & CONTIGU
LOTS 5 & 6, EX APPROX 0.15 AC AS

CARNEVALE PHILIP
569 SW CIRRUS DR
LAKE CITY, FL 32025

2026

22-5S-17-09322-020



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1														
Exterior Wall	10	ABOVE AVG. 100	0100	01	6,157	122.1182	136.77	842,093	1983	1983	0	0	35.00	65.00	VALUATION SUMMARY														
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 100% - 2023													Heated Area: 4295													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2023													
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 80																											
Interior Floo	06	VINYL ASB 20																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		4.5 100																											
Frame	01	NONE 100																											
Stories	1.5	1.5 100																											
Architectual	05	CONV 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	3,535	100		3,535	314,263																								
FGR	810	55		446	39,649																								
FSP	768	40		307	27,292																								
FUS	760	100		760	67,564																								
HGR	528	45		238	21,158																								
HGR	1,936	45		871	77,433																								
TOTALS			8,337		6,157	547,360																							
EXTRA FEATURES			569 SW CIRRUS DR, LAKE CITY																										
L N	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	1.00	UT	0.00	0.00	100	0	0	3	100	5,000													
2	0170	FPLC 2STRY	0	100	0	0	1.00	UT	2,750.00	2,750.00	100	0	0	3	100	2,750													
3	0280	POOL R/CON	0	100	20	32	640.00	UT	70.00	70.00	100	1993	1993	3	40	17,920													
4	0282	POOL ENCL	0	100	30	40	1,200.00	UT	15.00	15.00	30	2017	2017	3	30	5,400													
TOTAL OB/XF 31,070																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE												
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 08/21/2017 BY BC																													
Total Acres: 8.12 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000																													
PRINTED 11/18/2025 BY SYS																													

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1466/2012	3/28/2022	WD	U	I	30	370,000
GRANTOR: CARNEVALE PHILLIP ADR						
GRANTEE: CARNEVALE PHILIP						
1386/2457	6/14/2019	PB	U	I	18	0
GRANTOR: CLERK OF COURT (ESTAT						
GRANTEE: P CARNEVALE, C CARNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 S19 W27 S47 E26 N10 E38 FGR= S10 E27 N30 W27 S20\$N20 E27 N22 FSP= N14 W42 S19 E36 N5 E6\$ W6 S5 W36 N19\$ PTR=N40 HGR= N44 W44 S44 E44\$ HGR= E12 N44 W12 S44\$ S40\$ PTR=E50 FUS= E38 N20 W38 S20\$ W50\$.