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 CIRRUS DR
LAKE CITY, FL 32025

2027

22-5S-17-09322-002

BUILDING CHARACTERISTICS

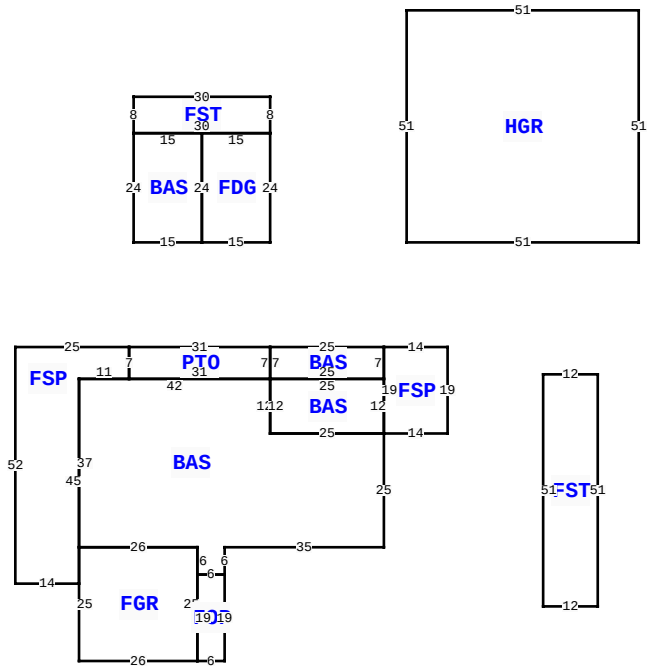
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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		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	175	100		175	11,939
BAS	300	100		300	20,467
BAS	360	100		360	24,561
BAS	2,215	100		2,215	151,116
FDG	360	60		216	14,736
FGR	650	55		358	24,424
FOP	114	30		34	2,320
FSP	266	40		106	7,232
FSP	805	40		322	21,968
FST	240	55		132	9,006
TOTALS	8,915			5,736	391,333

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	5,736	95.4180	104.96	602,051	1988	1988	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 3050 HX Base Yr 2017



** This building has 13 Sub-Areas

307 SW CIRRUS DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	391,333
TOTAL MARKET OB/XF VALUE	144,946
TOTAL LAND VALUE - MARKET	157,500
TOTAL MARKET VALUE	693,779
SOH/AGL Deduction	157,619
ASSESSED VALUE	536,160
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	484,749
TOTAL JUST VALUE	693,779
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	700,900

PRMT:1:1: AIRPLANE HANGER

LAND:1:1: 4.05 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054497	Roof Replacement	17,500	11/17/2025
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 $.

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	1.00	UT	0.00	0.00	100	1999	1999	3	100	1,000	
2	0280	POOL R/CON	0	100	18	38	684.00	UT	35.00	35.00	100	1999	1999	3	40	9,576	
3	0282	POOL ENCL	0	100	47	52	2,444.00	UT	7.50	7.50	100	1999	1999	3	40	7,332	
4	0166	CONC,PAVMT	0	100	0	0	1,760.00	UT	1.50	1.50	100	1999	1999	3	100	2,640	
5	0166	CONC,PAVMT	0	100	0	0	6,465.00	UT	1.50	1.50	100	1999	1999	3	100	9,698	
6	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2012	2012	3	100	1,200	
7	0166	CONC,PAVMT	0	0	49	50	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
8	0006	AIRPL HGR	0	100	0	0	1.00	UT	112,500.00	112,500.00	100	2024	2023		100	112,500	

LAND DESCRIPTION

TOTAL OB/XF 144,946

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	0.70	75,000.00	52,500.00	52,500							
2	0000	C	VAC RES	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.70	75,000.00	52,500.00	52,500							
3	0700	C	MISC RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.70	75,000.00	52,500.00	52,500							

REVIEW DATE 11/17/2023 BY justin Total Acres: 11.52 Total Land Value: 157,500 Market: 0 Agricultural: 0 Common: 157,500 PRINTED 11/17/2026 BY SYS