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

2027

22-5S-17-09322-003

BUILDING CHARACTERISTICS

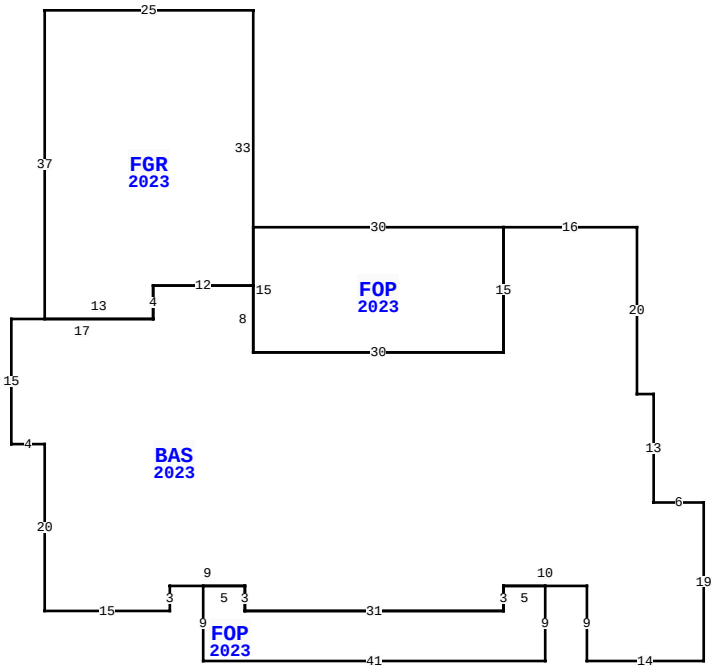
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	364,180
FGR	877	55	2023	482	62,557
FOP	276	30	2023	83	10,772
FOP	450	30	2023	135	17,521
TOTALS	4,409			3,506	455,030

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	133.80	469,103	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	05/12/2026 MLU
INC DATE		AG DATE	

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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	455,030
TOTAL MARKET OB/XF VALUE	39,170
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	569,200
SOH/AGL Deduction	30,926
ASSESSED VALUE	538,274
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	486,863
TOTAL JUST VALUE	569,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	577,463

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 $
.

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	75,000.00	75,000.00	75,000							

REVIEW DATE 03/05/2026 BY robin Total Acres: 4.01 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 11/17/2026 BY SYS