LOT 4 LAKE CITY AIRPARK S/D & AL
ST (VACATED) AS LIES S OF & CONT
LAKE CITY AIRPARK S/D.

BAGGETT FAMILY TRUST DATED MARCH 12, 2026
415 SW CIRRUS DR
LAKE CITY, FL 32025

**2027**

**22-5S-17-09322-004**

## BUILDING CHARACTERISTICS

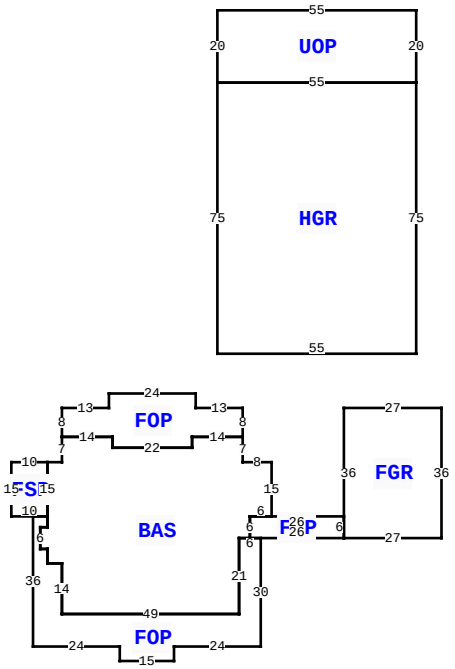
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 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 | 327,805 |
| FGR | 972 | 55 | | 535 | 66,963 |
| FOP | 156 | 30 | | 47 | 5,882 |
| FOP | 562 | 30 | | 169 | 21,153 |
| FOP | 905 | 30 | | 272 | 34,045 |
| FSP | 150 | 40 | | 60 | 7,510 |
| HGR | 4,125 | 45 | | 1,856 | 232,305 |
| UOP | 1,100 | 20 | | 220 | 27,536 |
| TOTALS | 10,589 | | | 5,778 | 723,200 |

## 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 | 145.54 | 840,930 | 2011 | 2011 | 0 | 0 | 0 | 14.00 | 86.00 |

1 SINGLE FAM 100% - 2012 Heated Area: 2619 HX Base Yr 2012




415 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 | 0180 | FPLC 1STRY | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2011 | 2011 | 3 | 100 | 2,000 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 3,892.00 | UT | 2.00 | 2.00 | 100 | 2011 | 2011 | 3 | 100 | 7,784 | |
| 3 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 500 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 723,200 |
| TOTAL MARKET OB/XF VALUE | | 10,284 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 808,484 |
| SOH/AGL Deduction | | 269,094 |
| ASSESSED VALUE | | 539,390 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 487,979 |
| TOTAL JUST VALUE | | 808,484 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 821,602 |

| 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 | SALE PRICE |
|---|---|---|---|---|---|---|
| 1562/2659 | 3/12/2026 | WD | U | I | 11 | 100 |
| GRANTOR: BAGGETT DONALD W | | | | | | |
| GRANTEE: BAGGETT FAMILY TRUS | | | | | | |
| 1078/2365 | 3/24/2006 | WD | Q | V | | 105,000 |
| GRANTOR: NICHOLAS & IRENE CARN | | | | | | |
| GRANTEE: DONALD W & JULIA EL | | | | | | |

## 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$.

## LAND DESCRIPTION

TOTAL OB/XF 10,284

| 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 08/21/2017 BY BC Total Acres: 4.30 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 11/17/2026 BY SYS