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

2026

22-5S-17-09322-004

COLUMBIA COUNTY PROPERTY

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

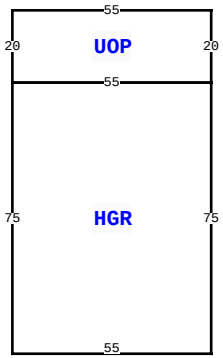
NEIGHBORHOOD/LOC 22517.020 1.00/

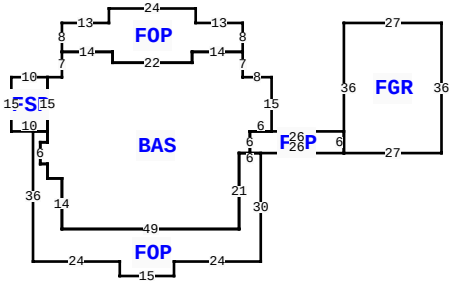
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,619	100		2,619	339,721
FGR	972	55		535	69,397
FOP	156	30		47	6,097
FOP	562	30		169	21,921
FOP	905	30		272	35,282
FSP	150	40		60	7,783
HGR	4,125	45		1,856	240,748
UOP	1,100	20		220	28,537
TOTALS	10,589			5,778	749,487

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	150.83	871,496	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	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		749,487
TOTAL MARKET OB/XF VALUE		10,284
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		814,771
SOH/AGL Deduction		291,091
ASSESSED VALUE		523,680
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		472,269
TOTAL JUST VALUE		814,771
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	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$.

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	

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	55,000.00	55,000.00	55,000							

REVIEW DATE 08/21/2017 BY BC Total Acres: 4.30 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 05/07/2026 BY SYS