LOT 17 LAKE CITY AIRPARK S/D.
491-183, 492-619, 1146-1992, DC

LIBBY DOUGLAS/LIBBY BARBARA LEE
504 SW CIRRUS DR
LAKE CITY, FL 32025

2027

22-5S-17-09322-017

BUILDING CHARACTERISTICS

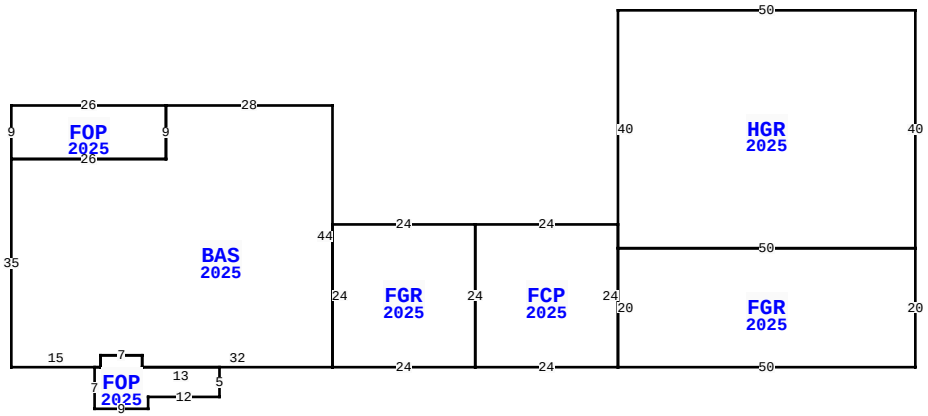
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	2,128	100	2025	2,128	269,070
FCP	576	25	2025	144	18,208
FGR	576	55	2025	317	40,082
FGR	1,000	55	2025	550	69,544
FOP	137	30	2025	41	5,185
FOP	234	30	2025	70	8,851
HGR	2,000	45	2025	900	113,799
TOTALS	6,651			4,150	524,738

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,150	116.1090	127.72	530,038	2024	2024	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2025 Heated Area: 2128 HX Base Yr 2025



504 SW CIRRUS DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	524,738
TOTAL MARKET OB/XF VALUE	3,600
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	603,338
SOH/AGL Deduction	46,942
ASSESSED VALUE	556,396
TOTAL EXEMPTION VALUE	HX HB VP VX 156,408
BASE TAXABLE VALUE	399,988
TOTAL JUST VALUE	603,338
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	612,869

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049436	New Residential C	680,000	03/15/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1457/204	1/04/2022	WD	Q	V	01	62,900

GRANTOR: CARNEVALE PHILLIP ADR

GRANTEE: LIBBY DOUGLAS

BUILDING NOTES

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	1,200.00	UT	3.00	3.00	100	2025	2024		100	3,600	

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,-21] W28 S9 W26 S35 E15 N2 E7 S2 E32 N44 $
HGR=[YR=2025;ORIG=58,-37] E50 S40 W50 N40 $
FGR=[YR=2025;ORIG=58,3] E50 S20 W50 N20 $
FGR=[YR=2025;ORIG=10,-1] E24 S24 W24 N24 $
FCP=[YR=2025;ORIG=34,-1] E24 S24 W24 N24 $
FOP=[YR=2025;ORIG=-44,-21] E26 S9 W26 N9 $
FOP=[YR=2025;ORIG=-9,23] W13 N2 W7 S2 W1 S7 E9 N2 E12 N5 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,600

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 02/27/2026 BY robin Total Acres: 4.23 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 11/17/2026 BY SYS