

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

2026

22-5S-17-09322-017
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	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/	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2025		Heated Area: 2128		HX Base Yr 2025					

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		534,269
TOTAL MARKET OB/XF VALUE		3,600
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		612,869
SOH/AGL Deduction		72,679
ASSESSED VALUE		540,190
TOTAL EXEMPTION VALUE	HX HB VP VX	153,167
BASE TAXABLE VALUE		387,023
TOTAL JUST VALUE		612,869
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		598,266

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

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,128	100	2025	2,128	273,958
FCP	576	25	2025	144	18,539
FGR	576	55	2025	317	40,811
FGR	1,000	55	2025	550	70,807
FOP	137	30	2025	41	5,279
FOP	234	30	2025	70	9,012
HGR	2,000	45	2025	900	115,866
TOTALS	6,651			4,150	534,269

EXTRA FEATURES														
L N	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		3.00	100	2025	2024	100	3,600	

BUILDING NOTES	
BLD DATE	
XF DATE	
LGL DATE	
LAND DATE	
AG DATE	
05/12/2026	MLU

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																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							