

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/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,128	100	2025
FCP	576	25	2025
FGR	576	55	2025
FGR	1,000	55	2025
FOP	137	30	2025
FOP	234	30	2025
HGR	2,000	45	2025
TOTALS	6,651		

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			549,294	2024	2024	0	0	1.00	99.00
Heated Area: 2128 HX Base Yr 2025											
BLD DATE		LGL DATE								04/07/2025	MLU
XF DATE		LAND DATE									
INC DATE		AG DATE									

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		543,801
TOTAL MARKET OB/XF VALUE		3,600
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		602,401
SOH/AGL Deduction		62,211
ASSESSED VALUE		540,190
TOTAL EXEMPTION VALUE	HX HB VP VX	153,167
BASE TAXABLE VALUE		387,023
TOTAL JUST VALUE		602,401
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	Q	V	01	62,900
GRANTOR: CARNEVALE PHILLIP ADR						
GRANTEE: LIBBY DOUGLAS						

BUILDING NOTES	

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 \$	

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	

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	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							