LOT 6 LAKE CITY AIRPARK S/D & N1
(VACATED) AS LIES S OF & CONTIGU
LOTS 5 & 6, EX APPROX 0.15 AC AS

CARNEVALE PHILIP
569 SW CIRRUS DR
LAKE CITY, FL 32025

2026

22-5S-17-09322-020

BUILDING CHARACTERISTICS

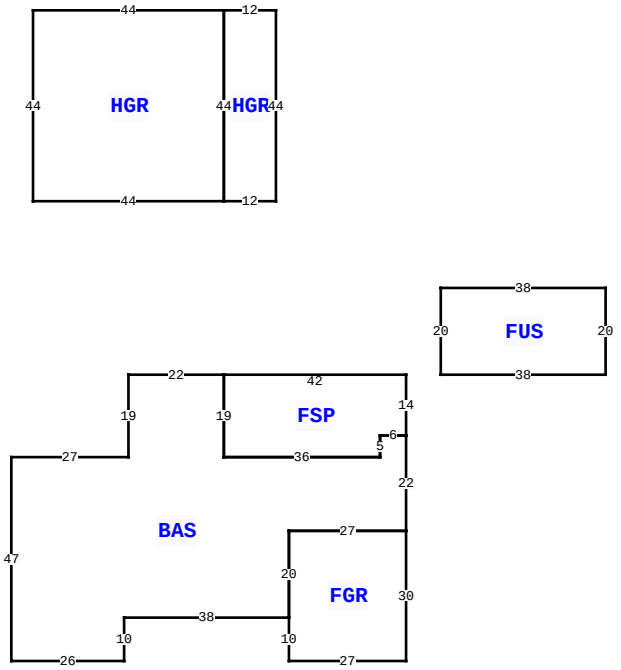
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	3,535	100		3,535	314,263
FGR	810	55		446	39,649
FSP	768	40		307	27,292
FUS	760	100		760	67,564
HGR	528	45		238	21,158
HGR	1,936	45		871	77,433
TOTALS	8,337			6,157	547,360

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	6,157	122.1182	136.77	842,093	1983	1983	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 4295 HX Base Yr 2023



569 SW CIRRUS DR, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	5,000	
2	0170	FPLC 2STRY	0	100	0	0	1.00	UT	2,750.00	2,750.00	100	0	0	3	100	2,750	
3	0280	POOL R/CON	0	100	20	32	640.00	UT	70.00	70.00	100	1993	1993	3	40	17,920	
4	0282	POOL ENCL	0	100	30	40	1,200.00	UT	15.00	15.00	30	2017	2017	3	30	5,400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		547,360
TOTAL MARKET OB/XF VALUE		31,070
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		653,430
SOH/AGL Deduction		49,069
ASSESSED VALUE		604,361
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		552,950
TOTAL JUST VALUE		653,430
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		633,430

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1466/2012	3/28/2022	WD	U	I	30	370,000
GRANTOR: CARNEVALE PHILLIP ADR						
GRANTEE: CARNEVALE PHILIP						
1386/2457	6/14/2019	PB	U	I	18	0
GRANTOR: CLERK OF COURT (ESTAT						
GRANTEE: P CARNEVALE,C CARNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 S19 W27 S47 E26 N10 E38 FGR= S10 E27 N30 W27 S20$N20 E27 N22 FSP= N14 W42 S19 E36 N5 E6$ W6 S5 W36 N19$ PTR=N40 HGR= N44 W44 S44 E44$ HGR= E12 N44 W12 S44$ S40$ PTR=E50 FUS= E38 N20 W38 S20$ W50$.

LAND DESCRIPTION

TOTAL OB/XF 31,070

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: 8.12 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 06/22/2026 BY SYS