LOT 13 STAR LAKE ESTATES S/D.
WD 986-1423, WD 1066-83, WD 1358

TRAN THUY
393 NW SYLVI DR
LAKE CITY, FL 32055

2021

28-3S-16-02372-063

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07

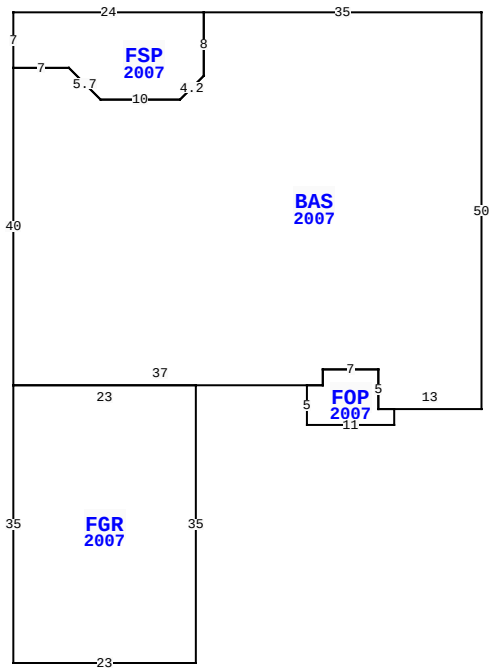
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD	28316.00		1.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,575	100	2,575	206,776
FGR	805	55	443	35,573
FOP	63	30	19	1,526
FSP	224	40	90	7,227
TOTALS	3,667		3,127	251,101

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,127	131.8521	92.30	288,622	2007	2007	0	0	0	13.00	87.00

1 SINGLE FAM – 100% - 2019 HX Base Yr 2019



393 NW SYLVI DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		251,101
TOTAL MARKET OB/XF VALUE		6,320
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		275,421
SOB/AGL Deduction		29,665
ASSESSED VALUE		245,756
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		195,756
TOTAL JUST VALUE		275,421
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		256,632

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1358/2330	4/30/2018	WD	Q	I	01	278,000
GRANTOR: JOHN C & VICKI E CRON						
GRANTEE: THUY TRAN						
1066/0083	11/22/2005	WD	Q	V		49,000
GRANTOR: PRIMOSCH						
GRANTEE: CRONAUER						

BUILDING NOTES

5/30/18 MLS # 100061 4 BED 2.5 BATHS

BUILDING DIMENSIONS

BAS=[YR=2007] W35 FSP=[YR=2007] W24 S7 E7 D4 R4 E10 R3 U3 N8$ S8 D3 L3 W10 L4 U4 W7 S40 FGR=[YR=2007] S35 E23 N35 W23$ E37 FOP=[YR=2007] S5 E11 N2 W2 N5 W7 S2 W2$ E2 N2 E7 S5 E13 N50$.

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	2007	2007	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,440.00	UT	3.00	3.00	100	2007	2007	3	100	4,320	

LAND DESCRIPTION

TOTAL OB/XF 6,320

LN	USE CODE	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	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 08/29/2018 BY KRBC TOTAL LAND: 0.68 Market: 0 Agricultural: 0 Common: 18000 PRINTED 07/22/2021