LOT 21 STAR LAKE ESTATES S/D.
WD 1021-24, WD 1200-811, LE 1450

BLODGETT ROBERT F JR/BLODGETT LINDA A
307 NW SYLVI DR
LAKE CITY, FL 32055

2026

28-3S-16-02372-071

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

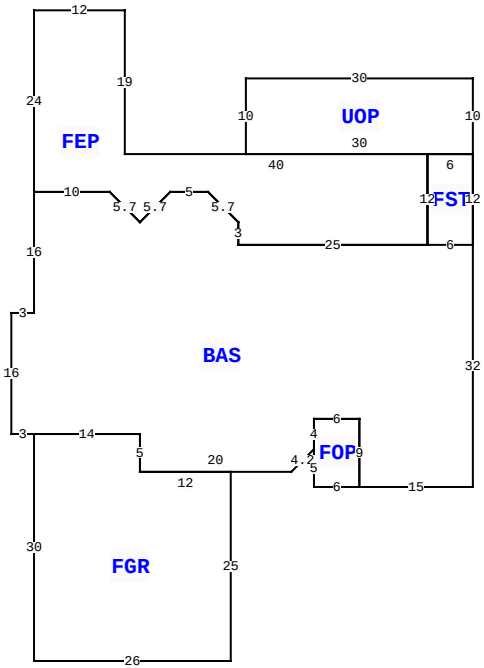
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	28316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,939	100		1,939	188,091
FEP	687	80		550	53,353
FGR	720	55		396	38,414
FOP	54	30		16	1,552
FST	72	55		40	3,880
UOP	300	20		60	5,820
TOTALS	3,772			3,001	291,109

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,001	109.6320	122.79	368,493	2005	2005	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2011 Heated Area: 1939 HX Base Yr 2011



307 NW SYLVI DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		291,109
TOTAL MARKET OB/XF VALUE		8,843
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		334,952
SOH/AGL Deduction		119,590
ASSESSED VALUE		215,362
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		164,640
TOTAL JUST VALUE		334,952
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		338,822

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053843	Generator		08/14/2025
000050853	Roof Replacement	38,000	09/18/2024
22241	SFR	579	08/26/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1450/2018	10/19/2021	LE	U	I	14	100
GRANTOR: BLODGETT ROBERT F JR						
GRANTEE: BLODGETT ROBERT F J						
1200/0811	8/25/2010	WD	Q	I	01	215,000
GRANTOR: MELVIN FRANCES & DORI						
GRANTEE: ROBERT F JR & LINDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N32 FST= N12 W6 S12 E6 $ N12 UOP= N10 W30 S10 E30$ W6
FEP= W40 N19 W12 S24 E10 D4 R4 R4 U4 E5 D4 R4 S3 E25
N12$ S12 W25N3 L4 U4 W5 D4 L4 L4 U4 W10 S16 W3 S16 E3
FGR= S30 E26 N25 W12 N5 W14$ E14 S5 E20 U3 R3 FOP= S5 E6 N9
W6 S4$ N4 E6 S9 E15 $.

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	2005	2005	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,658.00	UT	2.00	2.00	100	2005	2005	3	100	3,316	
3	0169	FENCE/WOOD	0	100	0	0	39.00	UT	13.50	13.50	100	2007	2007	3	100	527	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 8,843

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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 10/17/2024 BY JS Total Acres: 0.61 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 09/30/2025 BY SYS