LOT 24 STAR LAKE ESTATES S/D.
WD 994-585, WD 1018-2452, WD 117

DARLEY JAMES DAVID JR/DARLEY IRMA JEAN
245 NW SYLVI DR
LAKE CITY, FL 32055

2026

28-3S-16-02372-074

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

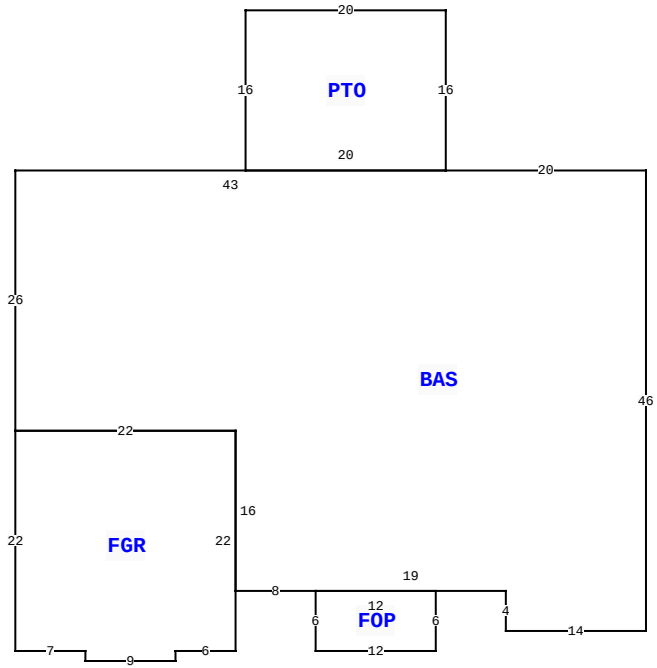
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	06	06
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	2,350	100		2,350	215,185
FGR	493	55		271	24,815
FOP	72	30		22	2,014
PTO	320	5		16	1,465
TOTALS	3,235			2,659	243,480

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,659	115.8034	129.70	344,872	2004	2004	0	0	0	29.40	70.60

1 SINGLE FAM 100% - 2010 Heated Area: 2350 HX Base Yr 2010



245 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		243,480
TOTAL MARKET OB/XF VALUE		5,558
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		284,038
SOH/AGL Deduction		87,470
ASSESSED VALUE		196,568
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		145,846
TOTAL JUST VALUE		284,038
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,866

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052942	Roof Replacement	19,700	04/28/2025
21058	SFR	378	09/10/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1179/2128	7/29/2009	WD	Q	I	01	209,000
GRANTOR: FEDERAL NATIONA MORTG						
GRANTEE: JAMES DAVID JR & IR						
1172/2610	3/10/2009	WD	U	I	12	274,200
GRANTOR: JOSUE H CORTES & JOYC						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 PTO= N16 W20 S16 E20$ W43 S26 FGR= S22 E7 S1 E9 N1 E6 N22 W22$ E22 S16 E8 FOP= S6 E12 N6 W12$ E19 S4 E14 N46$.

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	2004	2004	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,779.00	UT	2.00	2.00	100	2004	2004	3	100	3,558	

LAND DESCRIPTION

TOTAL OB/XF 5,558

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 05/28/2025 BY chuck Total Acres: 0.61 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS