LOT 8 STAR LAKE ESTATES S/D.
WD 986-1550, WD 1043-1426, DC 15

WILCOX ROGER P/WILCOX ALISON G
264 NW KYLVI DR
LAKE CITY, FL 32055

2027

28-3S-16-02372-058

BUILDING CHARACTERISTICS

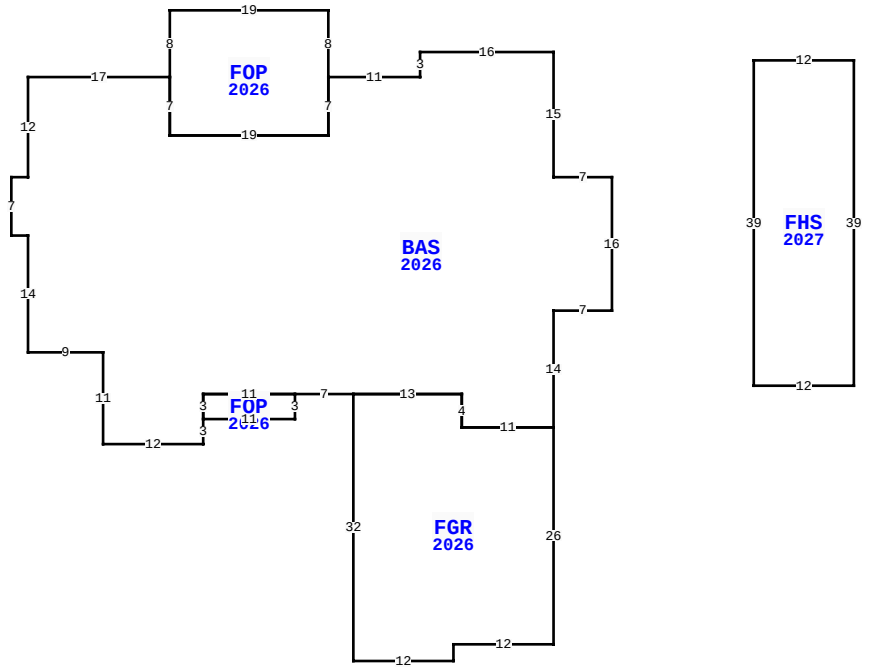
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 75
Exterior Wall	21	STONE 25
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
Quality	08	08
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	2,506	100	2026	2,506	383,243
FGR	700	55	2026	385	58,878
FHS	468	60	2027	281	42,973
FOP	33	30	2026	10	1,529
FOP	285	30	2026	86	13,152
TOTALS	3,992			3,268	499,775

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,268	139.0252	152.93	499,775	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 0% - 2026 Heated Area: 2974 HX Base Yr



264 NW SYLVI DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
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	0	0	0	3,160.00	UT	3.50	3.50	100	2026	2025		100	11,060	
2	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2027	2026		100	2,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	499,775
TOTAL MARKET OB/XF VALUE	13,060
TOTAL LAND VALUE - MARKET	43,750
TOTAL MARKET VALUE	556,585
SOH/AGL Deduction	0
ASSESSED VALUE	556,585
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	556,585
TOTAL JUST VALUE	556,585
NCON VALUE	109,134
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	454,590

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056397	Swimming Pool and	100,400	08/22/2026
000050791	New Residential C	200,000	11/01/2024
000050627	Right-of-Way Acce		08/21/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1566/2281	4/24/2026	WD	Q	I	01	778,000
GRANTOR: IC CONSTRUCTION, LLC						
GRANTEE: WILCOX ROGER P						
1504/2282	12/15/2023	WD	Q	V	01	46,000
GRANTOR: INESON DIENA M						
GRANTEE: IC CONSTRUCTION, LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=119,9] W16 S3 W11 S7 W19 N7 W17 S12 W2 S7 E2 S14 E9 S11 E12 N3 N3 E11 E7 E13 S4 E11 N14 E7 N16 W7 N15 $
FGR=[YR=2026;ORIG=119,54] W11 N4 W13 S32 E12 N2 E12 N26 $
FOP=[YR=2026;ORIG=92,4] W19 S8 S7 E19 N7 N8 $
FOP=[YR=2026;ORIG=88,50] W11 S3 E11 N3 $
FHS=[YR=2027;ORIG=143,10] E12 S39 W12 N39 $
.

LAND DESCRIPTION

TOTAL OB/XF 13,060

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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.25	35,000.00	43,750.00	43,750							

REVIEW DATE 09/02/2026 BY TP Total Acres: 1.06 Total Land Value: 43,750 Market: 0 Agricultural: 0 Common: 43,750 PRINTED 11/17/2026 BY SYS