LOT 13 STAR LAKE ESTATES S/D.

WD 986-1423, WD 1066-83, WD 1358

BRINSON TRAVIS/BRINSON CAITLYN
393 NW SYLVI DR
LAKE CITY, FL 32055

2027

28-3S-16-02372-063

BUILDING CHARACTERISTICS

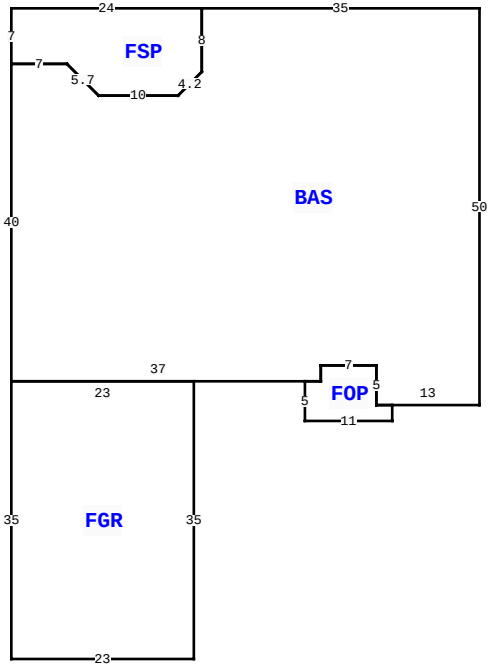
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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/LOC	28316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,575	100		2,575	297,384
FGR	805	55		443	51,161
FOP	63	30		19	2,194
FSP	224	40		90	10,394
TOTALS	3,667			3,127	361,134

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	128.0400	140.84	440,407	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2023 Heated Area: 2575 HX Base Yr 2023



393 NW SYLVI DR, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 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	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	
3	0294	SHED WOOD/	0	100	0	0	192.00	UT	15.00	15.00	100	2022	2021		100	2,880	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		361,134
TOTAL MARKET OB/XF VALUE		9,200
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		405,334
SOH/AGL Deduction		20,728
ASSESSED VALUE		384,606
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		333,195
TOTAL JUST VALUE		405,334
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		411,898

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050363	Roof Replacement	41,000	07/16/2024
000042722	Storage Building	6,586	09/10/2021
24890	SFR	771	08/31/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1457/1649	1/21/2022	WD	Q	I	01	398,500
GRANTOR: TRAN THUY						
GRANTEE: BRINSON TRAVIS						
1358/2330	4/30/2018	WD	Q	I	01	278,000
GRANTOR: JOHN C & VICKI E CRON						
GRANTEE: THUY TRAN						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 9,200

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 08/28/2024 BY JS Total Acres: 0.68 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS