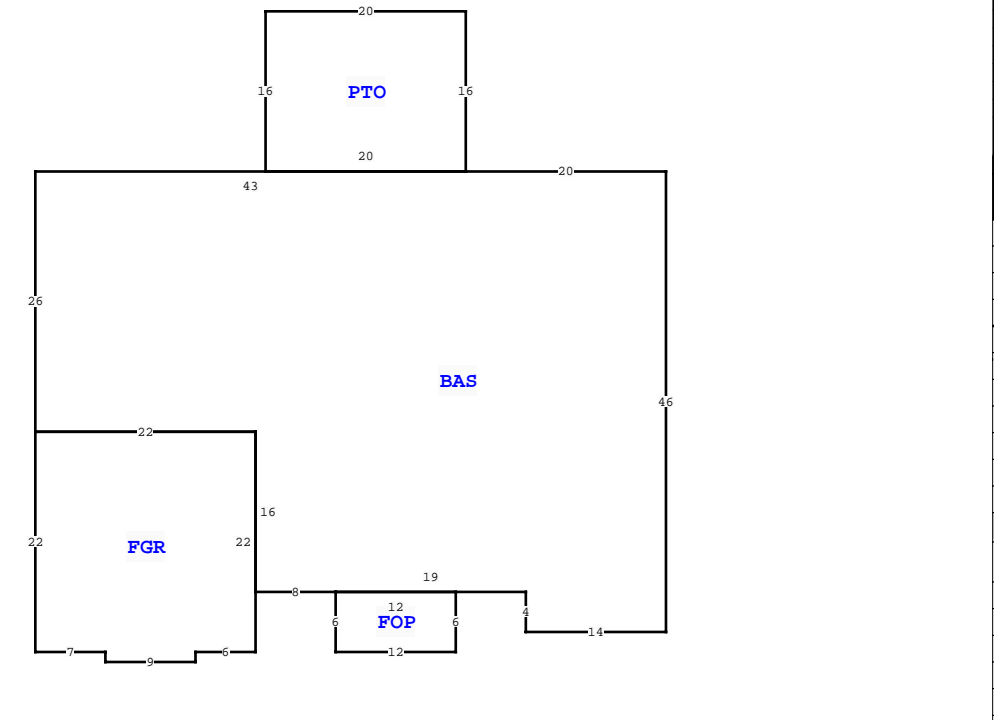


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	80
Exterior Wall	19	COMMON BRK	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	15	HARDTILE	10
Air Condition	03	CENTRAL	100
Heating Type	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

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	29.40	70.60

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



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

245 NW SYLVI DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026
INC DATE		AG DATE	MLU

EXTRA FEATURES																
L N	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	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	1,779.00	UT	2.00	2.00	100	2004	2004	3	100	3,558	

TOTAL OB/XF 5,558

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

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		88,042
ASSESSED VALUE		195,996
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		144,585
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	Q	I	01	209,000
GRANTOR: FEDERAL NATIONAL MORTG						
GRANTEE: JAMES DAVID JR & IR						
1172/2610	3/10/2009	WD U	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\$.											