LOT 15 BLOCK C CHAPEL HILLS S/D

345-505-A, 1030-2266 THRU 2279,

GIL YANKO
1603 SW SAINT JAMES CT
LAKE CITY, FL 32025

2026

06-4S-17-08083-015

BUILDING CHARACTERISTICS

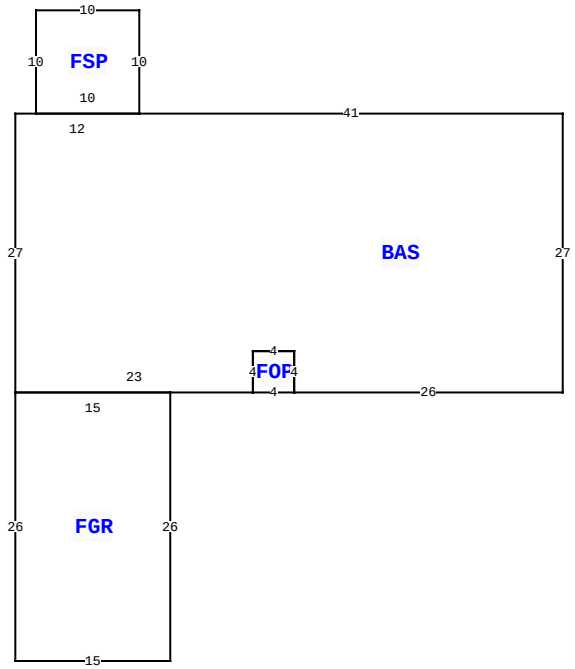
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6417.0900	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,415	100		1,415	106,305
FGR	390	55		214	16,077
FOP	16	30		5	376
FSP	100	40		40	3,005
TOTALS	1,921			1,674	125,763

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,674	103.1940	115.58	193,481	1975	1975	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 1415 HX Base Yr



1603 SW SAINT JAMES CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	125,763
TOTAL MARKET OB/XF VALUE	440
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	144,703
SOH/AGL Deduction	0
ASSESSED VALUE	144,703
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	144,703
TOTAL JUST VALUE	144,703
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	144,703

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046616	Roof Replacement	11,867	03/01/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1547/1347	8/18/2025	WD	Q	I	01	240,000
GRANTOR: GIEBEIG SHIRLEY						
GRANTEE: GIL YANKO						
1507/1519	2/05/2024	LE	U	I	14	0
GRANTOR: GIEBEIG SHIRLEY (ENH						
GRANTEE: AHRENS JEFFREY JULI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 FSP= N10 W10 S10 E10$ W12 S27 FGR= S26 E15 N26 W15$ E23 FOP= E4 N4 W4 S4$ N4 E4 S4 E26 N27$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	140	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 440

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	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 03/08/2023 BY JS Total Acres: 0.26 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/19/2025 BY SYS