LOT 16 BLOCK C CHAPEL HILL UNIT
445 730, 691-361, PB 887-884, DC

ONODI-HALEY HENRIETTA
1621 SW SAINT JAMES CT
LAKE CITY, FL 32025

2026

06-4S-17-08083-016

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

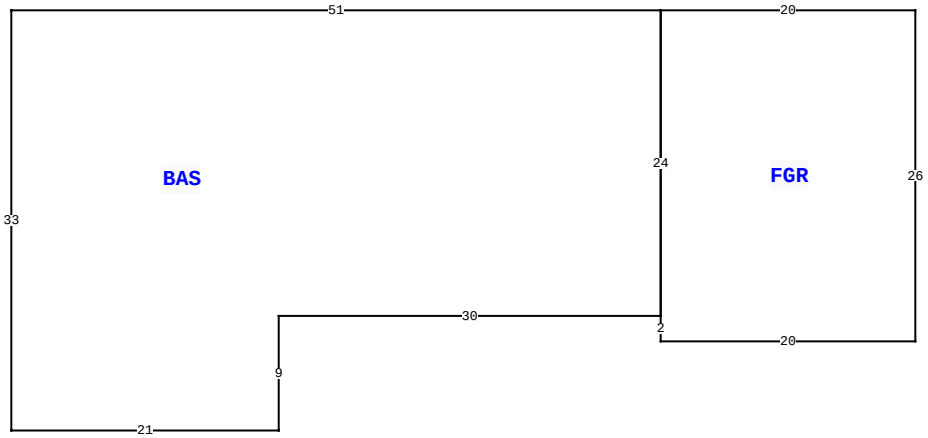
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
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	1,413	100		1,413	105,245
FGR	520	55		286	21,302
TOTALS	1,933			1,699	126,547

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,699	102.3120	114.59	194,688	1974	1974	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2024 Heated Area: 1413 HX Base Yr 2024



1621 SW SAINT JAMES CT, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		126,547
TOTAL MARKET OB/XF VALUE		3,000
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		148,047
SOH/AGL Deduction		0
ASSESSED VALUE		148,047
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		97,325
TOTAL JUST VALUE		148,047
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		148,047

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1415/2504	7/15/2020	WD	Q	I	01	129,000
GRANTOR: RACHEL VANN NELSON						
GRANTEE: HENRIETTA ONODI-HAL						
1416/2263	3/19/2020	WD	U	I	30	100
GRANTOR: ANDREW NELSON						
GRANTEE: RACHEL VANN NELSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W51 S33 E21 N9 E30 FGR= S2 E20 N26 W20 S24$ N24$.

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	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2011	2011	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 3,000

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	18,500.00	18,500.00	18,500							

REVIEW DATE 09/27/2016 BY DF Total Acres: 0.26 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/19/2025 BY SYS