LOT 17 BLOCK C CHAPEL HILLS UNIT
367-225, DC 1136-2014, WD 1279-1

REDMOND CHRISTIAN SCHOOL INC
PO BOX 261
LAKE CITY, FL 32056

**2026**

**06-4S-17-08083-017**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

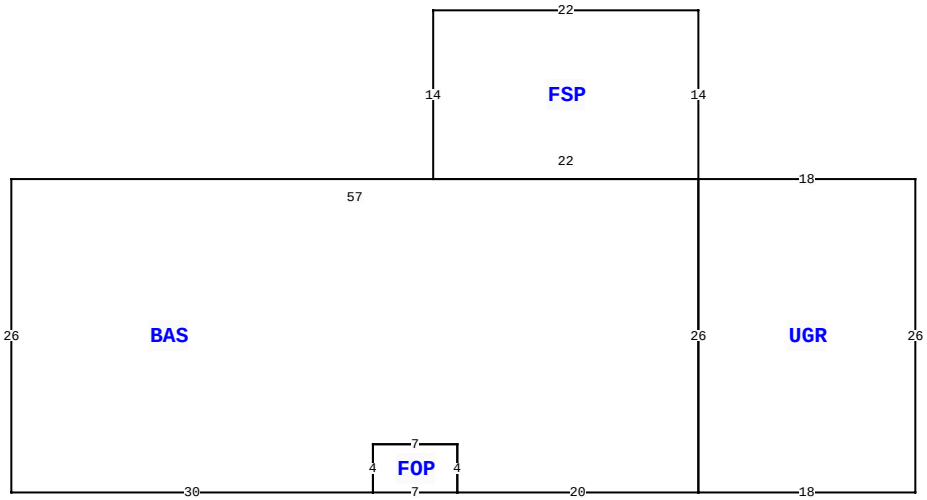
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 18 | CEMENT BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 06 | VINYL ASB 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 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 | 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 | 1,454 | 100 | | 1,454 | 114,622 |
| FOP | 28 | 30 | | 8 | 631 |
| FSP | 308 | 40 | | 123 | 9,696 |
| UGR | 468 | 45 | | 211 | 16,634 |
| TOTALS | 2,258 | | | 1,796 | 141,582 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,796 | 108.2900 | 121.28 | 217,819 | 1976 | 1976 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 2025 Heated Area: 1454 HX Base Yr




1641 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 | 141,582 |
| TOTAL MARKET OB/XF VALUE | 450 |
| TOTAL LAND VALUE - MARKET | 18,500 |
| TOTAL MARKET VALUE | 160,532 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 160,532 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 160,532 |
| TOTAL JUST VALUE | 160,532 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 160,532 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1506/1971 | 1/22/2024 | WD | U | I | 17 | 100 |
| GRANTOR: QUPANUAQ | | | | | | |
| GRANTEE: REDMOND CHRISTIAN S | | | | | | |
| 1303/1612 | 10/29/2015 | WD | U | I | 11 | 100 |
| GRANTOR: QUPANUAQ LLC | | | | | | |
| GRANTEE: QUPANUAQ | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FSP= N14 W22 S14 E22$ BAS= W57 S26 E30 FOP= E7 N4 W7 S4$N4 E7 S4 E20 UGR= E18 N26 W18S26$ N26$.

## 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 | 150 | |
| 2 | 0258 | PATIO | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 50 | |
| 3 | 0296 | SHED METAL | 0 | 0 | 10 | 16 | 1.00 | UT | 500.00 | 500.00 | 50 | 1993 | 1993 | 3 | 50 | 250 | |

## LAND DESCRIPTION

TOTAL OB/XF 450

| 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 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