

PART OF LOTS 1,2 & 3, BLOCK D, U
HILLS S/D DESC AS: BEG AT NE COR
SE 110.78 FT, SW 108.90 FT, NW 1

KARNBACH LOUIS R/BROWN PAMELA R
1612 SW SAINT JAMES CT
LAKE CITY, FL 32025

2026

06-4S-17-08084-002



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
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	04	04 100
Kitchen Adjus	02	02 100

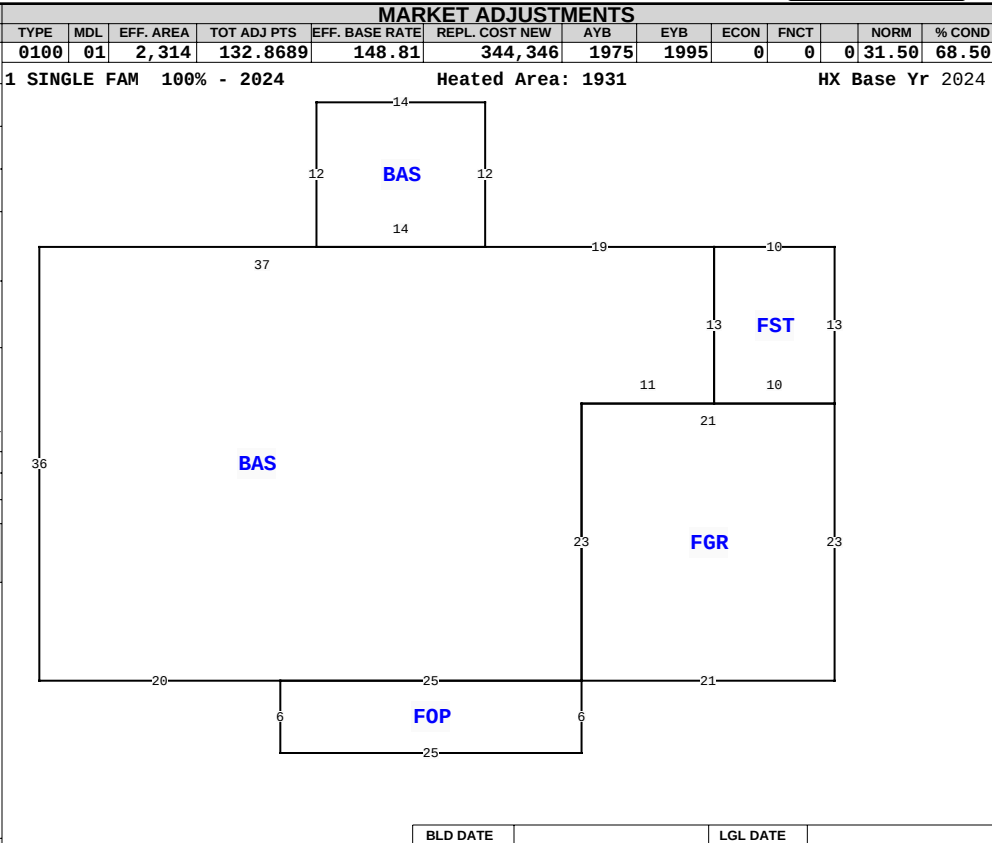
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6417.0900	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	168	100		168	17,125
BAS	1,763	100		1,763	179,711
FGR	483	55		266	27,114
FOP	150	30		45	4,587
FST	130	55		72	7,339
TOTALS	2,694			2,314	235,877

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00
2	0258	PATIO	0	100	0	0	1.00	UT	0.00
3	0294	SHED WOOD/	0	100	8	12	1.00	UT	0.00
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		*RSF	2	0.00	0.00

REVIEW DATE 02/22/2024 BY TP



1612 SW SAINT JAMES CT, LAKE CITY	BLD DATE	LGL DATE	04/21/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
2,150									

Total Acres: 0.28 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		235,877	
TOTAL MARKET OB/XF VALUE		2,150	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		256,527	
SOH/AGL Deduction		58,903	
ASSESSED VALUE		197,624	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		141,902	
TOTAL JUST VALUE		256,527	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		260,143	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0575		17,207	06/27/2025
274	MAINT/ALTR	50	06/18/2013
698	ADDN SFR	30	04/17/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1498/1090	9/01/2023	WD	Q	I	01	285,000
GRANTOR: ANTHONY THELMA T						
GRANTEE: KARNBACK LOUIS R						
1354/1273	2/27/2018	WD	Q	I	01	170,000
GRANTOR: JANETTE R FENDER						
GRANTEE: THELMA T ANTHONY						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W19 BAS= N12 W14 S12 E14\$ W37 S36 E20 FOP= S6 E25 N6 W25\$ E25 FGR= E21 N23 W21 S23\$ N23 E11 FST= E10 N13 W10S13\$ N13\$.									