

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 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	03	03 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2026	132.16	221,236	1975	1975	0	0	35.00	65.00

Heated Area: 1415 HX Base Yr 2026

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		143,803
TOTAL MARKET OB/XF VALUE		1,640
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		163,943
SOH/AGL Deduction		0
ASSESSED VALUE		163,943
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		112,532
TOTAL JUST VALUE		163,943
NCON VALUE		1,200
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		144,703

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,415	100		1,415	121,554
FGR	390	55		214	18,383
FOP	16	30		5	430
FSP	100	40		40	3,436
TOTALS	1,921			1,674	143,803

1603 SW SAINT JAMES CT, LAKE CITY

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						

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	0166	CONC, PAVMT	0	100	0	0	UT	0.00	0.00	100	0	0	3	100	140	
2	0120	CLFENCE 4	0	100	0	0	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0296	SHED METAL	0	100	0	0	UT	1,200.00	1,200.00	100	2026	2025		100	1,200	

BLD DATE		LGL DATE	
		04/21/2023	MLU

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\$.	

LAND DESCRIPTION		TOTAL OB/XF																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							