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

2027

06-4S-17-08083-015

BUILDING CHARACTERISTICS

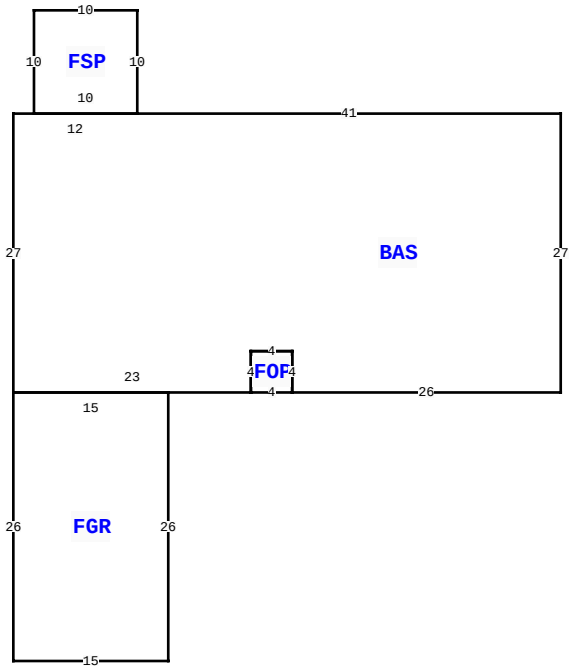
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	119,384
FGR	390	55		214	18,055
FOP	16	30		5	422
FSP	100	40		40	3,375
TOTALS	1,921			1,674	141,235

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	118.0000	129.80	217,285	1975	1975	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2026 Heated Area: 1415 HX Base Yr 2026



1603 SW SAINT JAMES CT, LAKE CITY

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

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	0	0	3	100	140	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0296	SHED METAL	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2026	2025		100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		141,235
TOTAL MARKET OB/XF VALUE		1,640
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		161,375
SOH/AGL Deduction		0
ASSESSED VALUE		161,375
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		109,964
TOTAL JUST VALUE		161,375
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		163,943

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$.

LAND DESCRIPTION

TOTAL OB/XF 1,640

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 12/18/2025 BY TP Total Acres: 0.26 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS