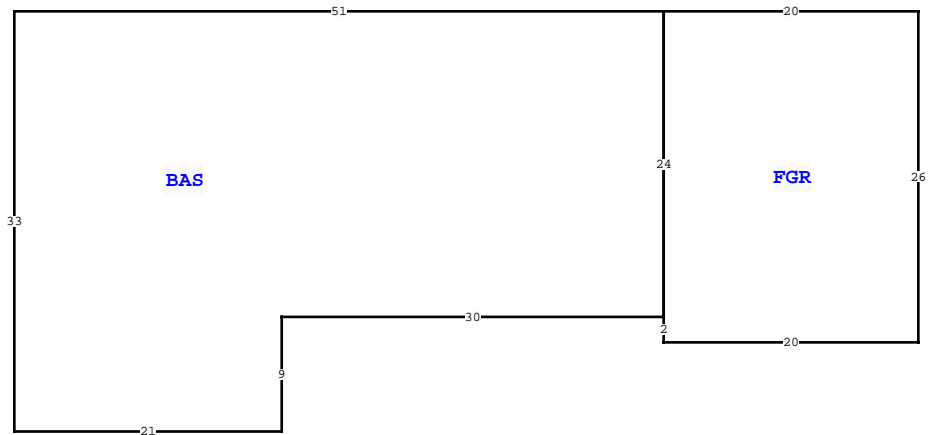


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 90
Exterior Wall	31 VINYL SID 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 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/

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 2024									
			Heated Area: 1413			HX Base Yr 2024					



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

1621 SW SAINT JAMES CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
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		51,411
BASE TAXABLE VALUE			96,636
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\$.

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	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	
TOTAL OB/XF 3,000																	

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	DPH 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							