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

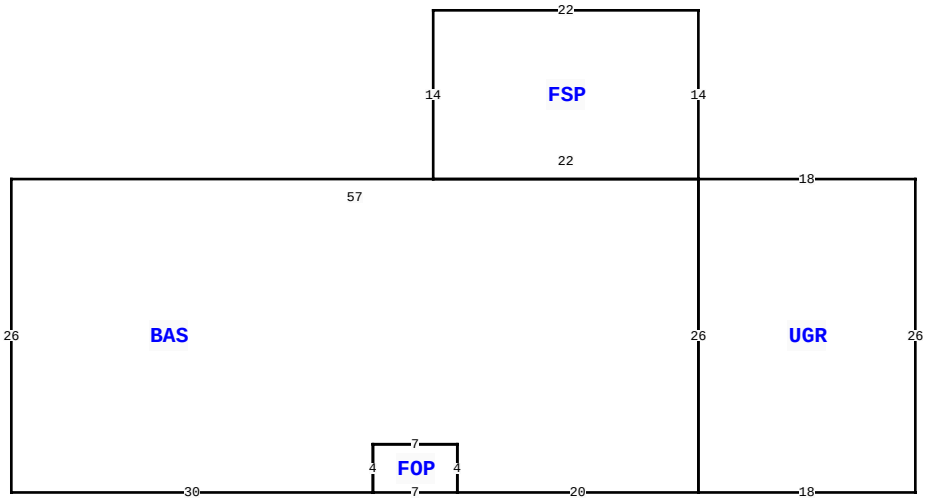
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	116,672
FOP	28	30		8	642
FSP	308	40		123	9,870
UGR	468	45		211	16,931
TOTALS	2,258			1,796	144,115

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	123.45	221,716	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	144,115
TOTAL MARKET OB/XF VALUE	450
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	163,065
SOH/AGL Deduction	0
ASSESSED VALUE	163,065
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	163,065
TOTAL JUST VALUE	163,065
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 05/08/2026 BY SYS