LOT 19 BLOCK C CHAPEL HILLS S/D

616-210, 698-175, WD 1164-1020,

HARTEN-JONES RONTAISE RONPIERCE/COX TANISHA NICOLE
1661 SW SAINT JAMES CT
LAKE CITY, FL 32025

2026

06-4S-17-08083-019

BUILDING CHARACTERISTICS

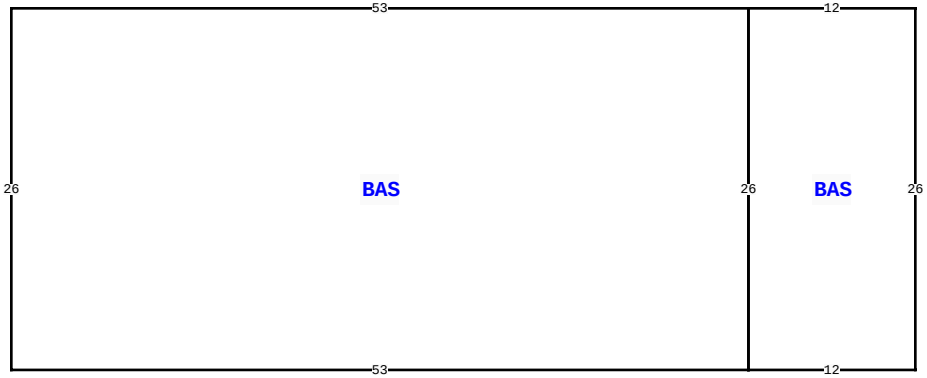
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	18	CEMENT BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	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	312	100		312	28,507
BAS	1,378	100		1,378	125,904
TOTALS	1,690			1,690	154,411

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,690	117.6000	131.71	222,590	1977	2000	0	0	0	30.63	69.37

1 SINGLE FAM 0% - 2026 Heated Area: 1690 HX Base Yr



1661 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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	180	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0296	SHED METAL	0	0	10	10	100.00	UT	5.00	5.00	50	1993	1993	3	50	250	
4	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	154,411
TOTAL MARKET OB/XF VALUE	930
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	173,841
SOH/AGL Deduction	0
ASSESSED VALUE	173,841
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	173,841
TOTAL JUST VALUE	173,841
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	152,063

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1542/1324	6/06/2025	WD	Q	I	01	269,000
GRANTOR: PEELER LESLIE EARL						
GRANTEE: HARTEN-JONES RONTAI						
1522/1429	8/28/2024	WD	U	I	37	100,000
GRANTOR: HYSELL BRANDON CODY						
GRANTEE: PEELER LESLIE EARL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W53 S26 E53 BAS= E12 N26 W12 S26$ N26$.

LAND DESCRIPTION

TOTAL OB/XF 930

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 10/14/2025 BY TP Total Acres: 0.31 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 06/22/2026 BY SYS