BEG NW COR LOT 13 BLK D, RUN
N 20 DG E 108.90 FT TO S R/W
LINE OF ST JAMES AVE, RUN

WIDMAN PATRICIA DIANE/WIDMAN PAUL DOUGLAS
1644 SW SAINT JAMES CT
LAKE CITY, FL 32025-0619

2027

06-4S-17-08084-001

BUILDING CHARACTERISTICS

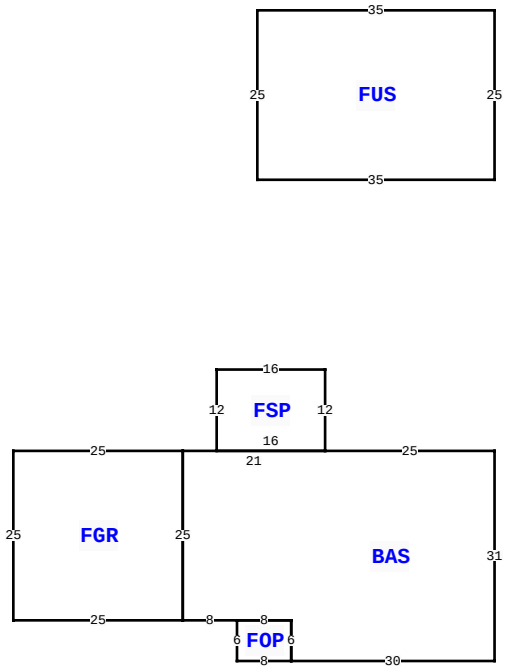
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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	1,330	100		1,330	110,811
FGR	625	55		344	28,661
FOP	48	30		14	1,167
FSP	192	40		77	6,416
FUS	875	100		875	72,903
TOTALS	3,070			2,640	219,957

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,640	116.5248	128.18	338,395	1985	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 2205 HX Base Yr 2017



1644 SW SAINT JAMES CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
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	1,000	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0280	POOL R/CON	0	100	16	32	512.00	UT	94.50	94.50	100	1985	1985	3	40	19,354	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		219,957
TOTAL MARKET OB/XF VALUE		22,054
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		260,511
SOH/AGL Deduction		94,848
ASSESSED VALUE		165,663
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		114,252
TOTAL JUST VALUE		260,511
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		264,509

PERMIT NUM	DESCRIPTION	AMT	ISSUED
479	MAINT/ALTR	0	05/10/2017
0885			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1318/0545	7/08/2016	WD	Q	I	01	161,500
GRANTOR: JAMES J LESTOCK & NAN						
GRANTEE: PATRICIA DIANE & PA						
0783/0315	12/01/1993	WD	Q	I		105,000
GRANTOR: RICHARD GRAAMAN						
GRANTEE: JAMES J LESTOCK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 FSP= N12 W16 S12 E16$ W21 FGR= W25 S25 E25 N25$ S25 E8 FOP= S6 E8 N6 W8$ E8S6 E30 N31$ PTR=N40 FUS= N25 W35 S25 E35$ S40$.

LAND DESCRIPTION

TOTAL OB/XF 22,054

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 09/27/2016 BY DF Total Acres: 0.22 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/16/2026 BY SYS