PART OF LOTS 1,2 & 3, BLOCK D, U
HILLS S/D DESC AS: BEG AT NE COR
SE 110.78 FT, SW 108.90 FT, NW 1

KARNBACH LOUIS R/BROWN PAMELA R
1612 SW SAINT JAMES CT
LAKE CITY, FL 32025

2027

06-4S-17-08084-002

BUILDING CHARACTERISTICS

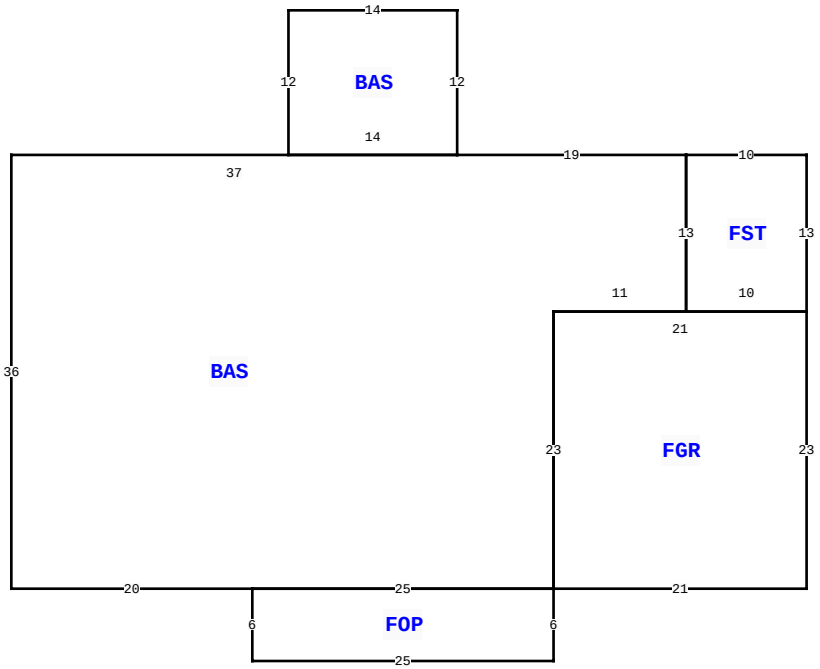
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	02	02 100
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	168	100		168	16,820
BAS	1,763	100		1,763	176,511
FGR	483	55		266	26,632
FOP	150	30		45	4,505
FST	130	55		72	7,209
TOTALS	2,694			2,314	231,677

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,314	132.8689	146.16	338,214	1975	1995	0	0	0	31.50	68.50

1 SINGLE FAM 100% - 2024 Heated Area: 1931 HX Base Yr 2024



1612 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	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	600	
2	0294	SHED WOOD/	0	100	8	12	1.00	UT	0.00	0.00	100	1996	1996	3	100	500	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
4	0166	CONC,PAVMT	0	100	0	0	736.00	UT	3.00	3.00	100	2026	2025		100	2,208	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		231,677
TOTAL MARKET OB/XF VALUE		4,108
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		254,285
SOH/AGL Deduction		49,241
ASSESSED VALUE		205,044
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		148,633
TOTAL JUST VALUE		254,285
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,485

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0575		17,207	06/27/2025
274	MAINT/ALTR	50	06/18/2013
698	ADDN SFR	30	04/17/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1498/1090	9/01/2023	WD	Q	I	01	285,000
GRANTOR: ANTHONY THELMA T						
GRANTEE: KARNBACK LOUIS R						
1354/1273	2/27/2018	WD	Q	I	01	170,000
GRANTOR: JANETTE R FENDER						
GRANTEE: THELMA T ANTHONY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 BAS= N12 W14 S12 E14$ W37 S36 E20 FOP= S6 E25 N6 W25$ E25 FGR= E21 N23 W21 S23$ N23 E11 FST= E10 N13 W10S13$ N13$.

LAND DESCRIPTION

TOTAL OB/XF 4,108

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 02/22/2024 BY TP Total Acres: 0.28 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/16/2026 BY SYS