

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

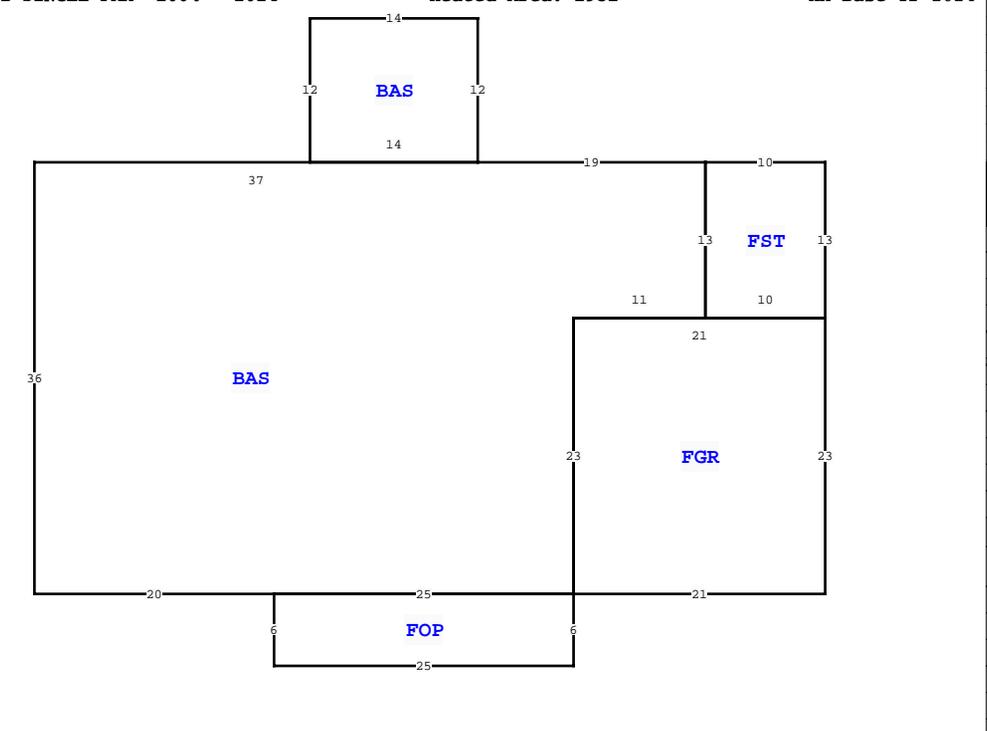
2026

06-4S-17-08084-002

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 80
Exterior Wall	05 AVERAGE 20
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 50
Interior Floor	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
Architectural	05 CONV 100
Units	0 100
Condition Adj	04 04 100
Kitchen Adjus	02 02 100

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	151.47	350,502	1975	1995	0	0	31.50	68.50

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		1
VALUATION BY	STANDARD	
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE	240,094	
TOTAL MARKET OB/XF VALUE	4,108	
TOTAL LAND VALUE - MARKET	18,500	
TOTAL MARKET VALUE	262,702	
SOH/AGL Deduction	63,630	
ASSESSED VALUE	199,072	
TOTAL EXEMPTION VALUE	HX HB WR 56,411	
BASE TAXABLE VALUE	142,661	
TOTAL JUST VALUE	262,702	
NCON VALUE	2,208	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	260,143	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	168	100		168	17,431
BAS	1,763	100		1,763	182,924
FGR	483	55		266	27,599
FOP	150	30		45	4,669
FST	130	55		72	7,471
TOTALS	2,694			2,314	240,094

1612 SW SAINT JAMES CT, LAKE CITY

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						

EXTRA FEATURES																
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
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	600	
3	0294	SHED WOOD/	0	100	8	12	1.00	UT	0.00	100	1996	1996	3	100	500	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	800	
5	0166	CONC, PAVMT	0	100	0	0	736.00	UT	3.00	100	2026	2025		100	2,208	

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

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									
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							