

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

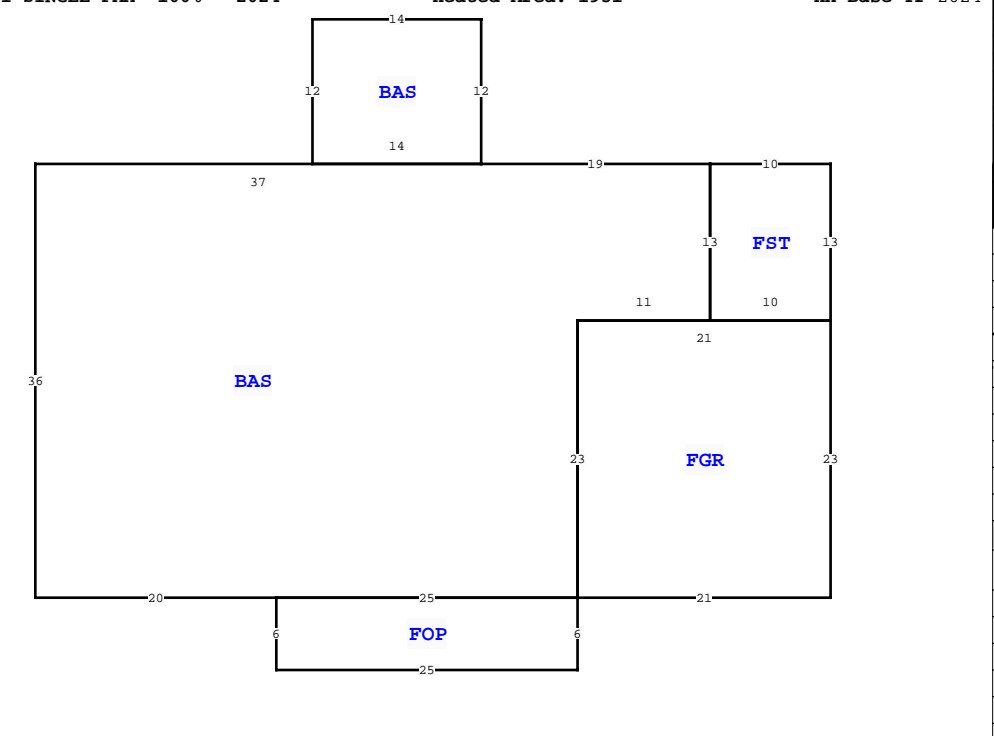
KARNBACH LOUIS R/BROWN PAMELA R  
1612 SW SAINT JAMES CT  
LAKE CITY, FL 32025

**2026**

06-4S-17-08084-002

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
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
Quality	05 05
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 06

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	148.81	344,346	1975	1995	0	0	31.50	68.50



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	168	100		168	17,125
BAS	1,763	100		1,763	179,711
FGR	483	55		266	27,114
FOP	150	30		45	4,587
FST	130	55		72	7,339
<b>TOTALS</b>	<b>2,694</b>			<b>2,314</b>	<b>235,877</b>

1612 SW SAINT JAMES CT, LAKE CITY

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

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

TOTAL OB/XF 4,108

LAND DESCRIPTION																								
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							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			235,877
TOTAL MARKET OB/XF VALUE			4,108
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			258,485
SOH/AGL Deduction			59,413
ASSESSED VALUE			199,072
TOTAL EXEMPTION VALUE	HX HB WR		56,411
BASE TAXABLE VALUE			142,661
TOTAL JUST VALUE			258,485
NCON VALUE			2,208
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			260,143

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: KARNBACH 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\$.