PART OF LOTS 2,3 & 4 BLOCK D
UNIT 1 CHAPEL HILLS SD DESC
AS FOLLOWS: BEG AT NE COR OF

PACE TALMADGE A/PACE PRICILLA
1582 SW SAINT JAMES CT
LAKE CITY, FL 32025

2027

06-4S-17-08084-003

BUILDING CHARACTERISTICS

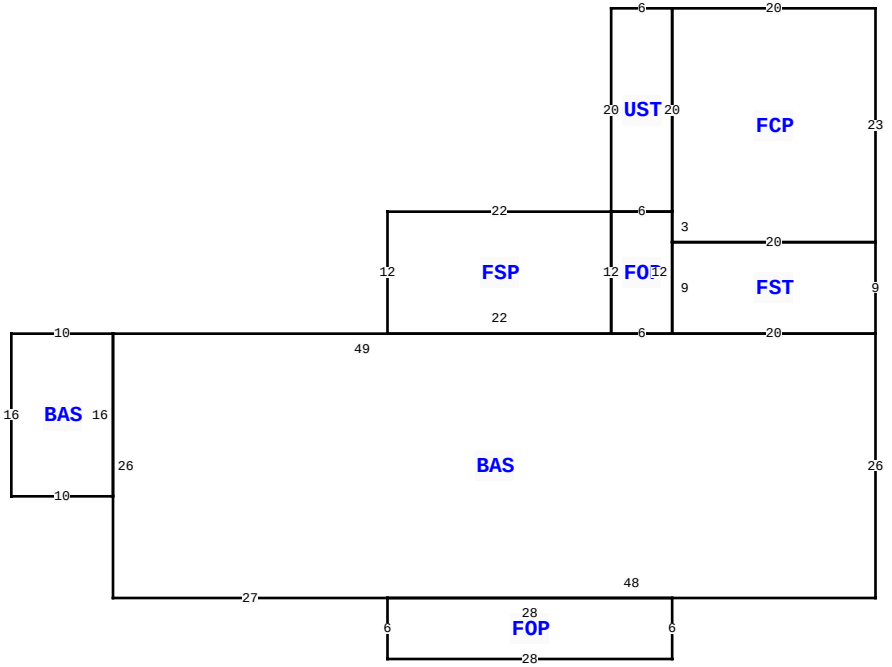
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	160	100		160	12,813
BAS	1,950	100		1,950	156,156
FCP	460	25		115	9,209
FOP	72	30		22	1,762
FOP	168	30		50	4,004
FSP	264	40		106	8,488
FST	180	55		99	7,928
UST	120	45		54	4,324
TOTALS	3,374			2,556	204,684

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,556	112.0000	123.20	314,899	1975	1975	0	0	0	35.00	65.00

2 SINGLE FAM 100% - 0 Heated Area: 2110 HX Base Yr



1582 SW SAINT JAMES CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	204,684
TOTAL MARKET OB/XF VALUE	24,792
TOTAL LAND VALUE - MARKET	37,000
TOTAL MARKET VALUE	266,476
SOH/AGL Deduction	127,391
ASSESSED VALUE	139,085
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	87,674
TOTAL JUST VALUE	266,476
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	270,198

PERMIT NUM	DESCRIPTION	AMT	ISSUED
333	MAINT/ALTR	50	09/08/2014
1403	POOL	50	11/09/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1395/2004	10/02/2019	LE	U	I	14	100
GRANTOR: TALMADGE A PACE (ENH						
GRANTEE: STEVEN PACE, LAUREL						
0417/0425	12/04/1978	WD	Q	V	01	4,363
GRANTOR: GARLAND & SHARON D KI						
GRANTEE: TALMADGE A & PRISCI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W49 BAS= W10 S16 E10 N16$ S26 E27 FOP= S6E28 N6 W28$ E48 N26 FST= N9 W20 S9 E20$ W20 FOP= N12 FCP= S3E20 N23 W20 S20$ UST= N20 W6 S20 E6$ W6 FSP= W22 S12 E22 N12$ S12 E6$ W6$.

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	1,200	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	80	
3	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	1993	1993	3	40	14,336	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
8	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,200	
9	0282	POOL ENCL	0	100	26	46	1,196.00	UT	15.00	15.00	100	1993	1993	3	40	7,176	

LAND DESCRIPTION

TOTAL OB/XF 24,792

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							
2	0000	C	VAC RES	100			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: 1.04 Total Land Value: 37,000 Market: 0 Agricultural: 0 Common: 37,000 PRINTED 11/16/2026 BY SYS