E DIV: BEG 50 FT W OF NE COR OF
RUN W 50 FT, S 100 FT, E 50 FT,
POB. (BLOCK 294)

CARRILLO IRMA/LUIS JORGE
296 SW GUTHRIE TER
LAKE CITY, FL 32024

2025

00-00-00-13330-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 70
Exterior Wall	08	WD OR PLY 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 90
Interior Wall	05	DRYWALL 10
Interior Floo	06	VINYL ASB 90
Interior Floo	14	CARPET 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03

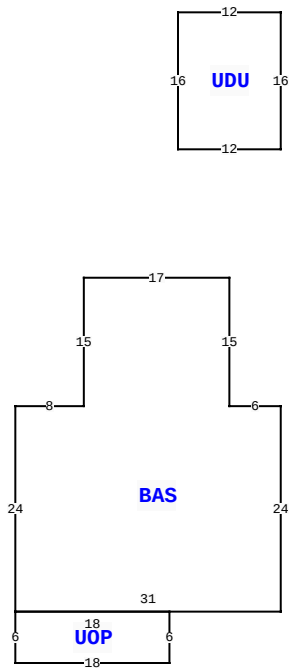
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	860317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	999	100		999	56,000
UDU	192	55		106	5,942
UOP	108	20		22	1,233
TOTALS	1,299			1,127	63,175

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,127	77.0018	86.24	97,192	1945	1945	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 999 HX Base Yr



624 SE NASSAU ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	63,175
TOTAL MARKET OB/XF VALUE	300
TOTAL LAND VALUE - MARKET	4,750
TOTAL MARKET VALUE	68,225
SOH/AGL Deduction	0
ASSESSED VALUE	68,225
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	68,225
TOTAL JUST VALUE	68,225
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	64,277

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1488/2038	4/20/2023	QC	U	I	11	100
GRANTOR: POPLIN CHRISTOPHER K						
GRANTEE: CARRILLO IRMA						
1019/0642	6/25/2004	WD	U	I	08	15,000
GRANTOR: CARL F TERRY						
GRANTEE: CHRISTOPHER K POPLI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 N15 W17 S15W8 S24 UOP= S6 E18 N6 W18$ E31 N24
$PTR=N30 UDU= N16 W12 S16 E12$ S30$.

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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
2	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 300

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	0		*RSF	-350.00	100.00	5,000.00	SF		1.00	1.00	1.00	0.95	0.95	4,750							

REVIEW DATE 10/19/2016 BY DF Total Acres: 0.11 Total Land Value: 4,750 Market: 0 Agricultural: 0 Common: 4,750 PRINTED 08/20/2025 BY SYS