

E DIV: NW1/4 OF SW1/4 BLK 296
 365-681, 770-1638, 815-86,
 CT 1298-812, WD 1298-1460,

CARRILLO JORGE LUIS/CARILLO IRMA
 296 GUTHRIE TER
 LAKE CITY, FL 32025

2026

00-00-00-13350-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	04	SINGLE SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	02	WALL BD/WD	100
Interior Floo	09	PINE WOOD	100
Air Condition	02	WINDOW	100
Heating Type	02	CONVECTION	100
Bedrooms		2	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architactual	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
BAS	632	100	
UOP	30	20	
UOP	84	20	
USP	70	35	
TOTALS	816		679

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	0%	- 0	67.31	45,703	1950	1950	0	0	35.00	65.00	

Heated Area: 632 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		29,707
TOTAL MARKET OB/XF VALUE		500
TOTAL LAND VALUE - MARKET		5,510
TOTAL MARKET VALUE		35,717
SOH/AGL Deduction		0
ASSESSED VALUE		35,717
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		35,717
TOTAL JUST VALUE		35,717
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		35,717

SALE:2:1: PART OF BLK 296 EASTERN DIV
 SALE:1:1: AGREEMENT FOR DEED

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1379/2032	2/28/2019	WD	U	I	37	3,200
GRANTOR: MARTIN RIVERO						
GRANTEE: JORGE LUIS & IRMA C						
1298/1460	7/24/2015	WD	Q	I	01	21,000
GRANTOR: EARL MARTIN						
GRANTEE: MARTIN RIVERO						

EXTRA FEATURES		684 SE NASSAU ST, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ PRICE
1	0120	CLFENCE 4	0.00
2	0296	SHED METAL	0.00

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

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
1	0120	CLFENCE 4	0	0	0	0		1.00	UT	0.00				0.00	
2	0296	SHED METAL	0	0	0	0		1.00	UT	0.00				0.00	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W26 S12 USP= W7 S10 E7 N10\$ UOP= S10 E3N10W3\$ E3 S16 E3 UOP= S6 E14 N6 W14\$ E17 N16 E3 N12\$.	

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	0		*RSF-	358.00	100.00	5,800.00	SF		1.00	1.00	1.00	0.95	0.95	5,510							