BEG INTERS NW R/W OLD TROY RD & RUN N 657.62 FT, SE 518.16 FT TO RD, SW ALONG R/W 567.25 FT TO PO

GUTIERREZ LARRY MEDELLIN/GUTIERREZ KARINA
601 SW FAITH RD
LAKE CITY, FL 32025

2026

01-4S-16-02640-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

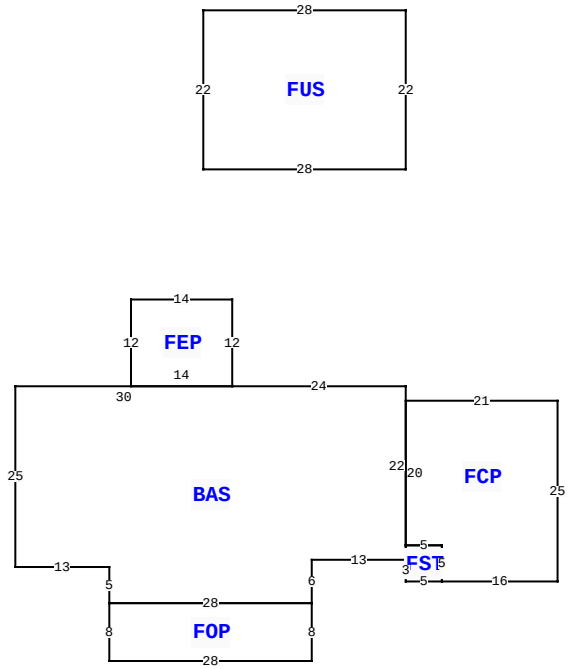
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,477	100		1,477	169,209
FCP	500	25		125	14,321
FEP	168	80		134	15,352
FOP	224	30		67	7,676
FST	25	55		14	1,604
FUS	616	100		616	70,571
TOTALS	3,010			2,433	278,731

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,433	136.3824	152.75	371,641	1961	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2024 Heated Area: 2093 HX Base Yr 2024



601 SW FAITH RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		278,731
TOTAL MARKET OB/XF VALUE		7,688
TOTAL LAND VALUE - MARKET		63,375
TOTAL MARKET VALUE		349,794
SOH/AGL Deduction		0
ASSESSED VALUE		349,794
TOTAL EXEMPTION VALUE	HX HB 13	349,794
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		349,794
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		353,510

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1485/1002	2/24/2023	WD	Q	I	01	375,000
GRANTOR: GIFFEN RANDALL NORMAN						
GRANTEE: GUTIERREZ LARRY MED						
1444/1239	8/05/2021	WD	Q	I	01	349,900
GRANTOR: HUDSON GEORGE H JR						
GRANTEE: GIFFEN RANDALL NORM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W24 W30 S25 E13 S5 E28 N6 E13 N2 N22 $
FUS=[ORIG=0,-30] N22 W28 S22 E28 $
FCP=[ORIG=0,22] E5 S5 E16 N25 W21 S20 $
FOP=[ORIG=-41,30] S8 E28 N8 W28 $
FEP=[ORIG=-24,0] N12 W14 S12 E14 $
FST=[ORIG=0,24] S3 E5 N5 W5 S2 $
.

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	0294	SHED WOOD/	0	100	12	16	192.00	UT	4.50	4.50	100	2000	2000	3	100	864	
2	0166	CONC,PAVMT	0	100	0	0	1,309.00	UT	1.50	1.50	100	2000	2000	3	100	1,964	
3	0260	PAVEMENT-A	0	100	12	275	3,300.00	UT	1.00	1.00	60	2000	2000	3	60	1,980	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	800.00	800.00	60	2000	2000	3	60	480	
5	0190	FPLC PF	0	100	0	0	2.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	2,400	

LAND DESCRIPTION

TOTAL OB/XF 7,688

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			0.00	0.00	3.25	AC		1.00	1.00	1.00	19,500.00	19,500.00	63,375							

REVIEW DATE 08/21/2023 BY JB Total Acres: 3.25 Total Land Value: 63,375 Market: 0 Agricultural: 0 Common: 63,375 PRINTED 11/17/2025 BY SYS