LOT 26 BLK A WOODCREST S/D.
813-1776, 837-235, LE 1147-1099,

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

2026

11-4S-16-02905-126

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

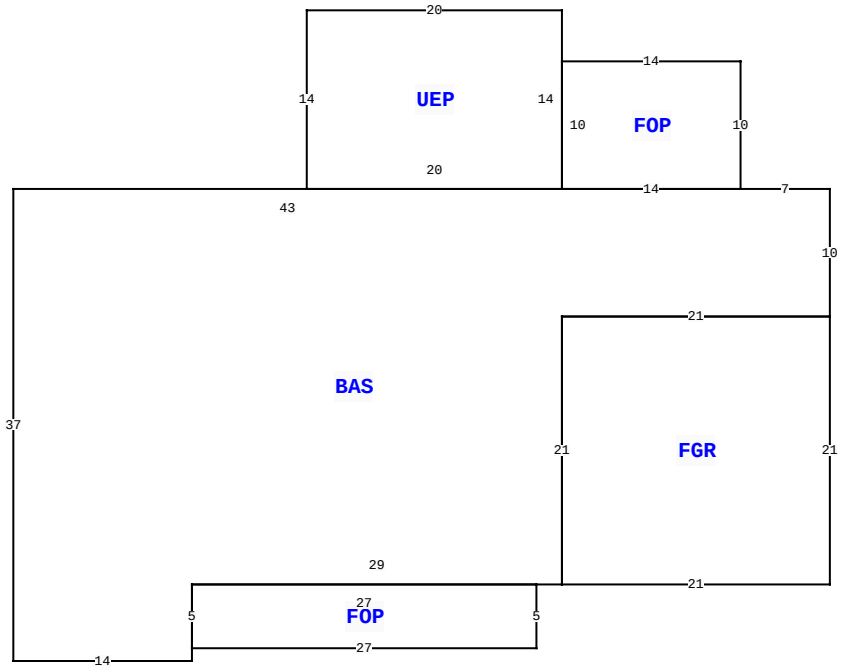
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	11416.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,627	100		1,627	157,412
FGR	441	55		243	23,510
FOP	135	30		40	3,870
FOP	140	30		42	4,064
UEP	280	60		168	16,254
TOTALS	2,623			2,120	205,110

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,120	115.1766	129.00	273,480	1996	2005	0	0	0	25.00	75.00

1 SINGLE FAM 0% - 2023 Heated Area: 1627 HX Base Yr



268 SW GUTHRIE TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	205,110
TOTAL MARKET OB/XF VALUE	1,476
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	241,586
SOH/AGL Deduction	0
ASSESSED VALUE	241,586
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	241,586
TOTAL JUST VALUE	241,586
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	245,004

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32090	MAINT/ALTR	0	07/01/2014
10487	SFR	260	11/27/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1468/646	6/03/2022	WD	Q	I	01	279,000
GRANTOR: TOWNSEND RACHEL D						
GRANTEE: CARRILLO JORGE LUIS						
1458/305	1/21/2022	LE	U	I	14	100
GRANTOR: TOWNSEND RACHEL D						
GRANTEE: TOWNSEND RACHEL D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 FOP= N10 W14 S10 E14$ W14 UEP= N14 W20 S14 E20$ W43 S37 E14 N1 FOP= E27 N5 W27 S5$ N5 E29 FGR= E21 N21 W21 S21$ N21 E21 N10$.

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	0	0	0	984.00	UT	1.50	1.50	100	1996	1996	3	100	1,476	

LAND DESCRIPTION

TOTAL OB/XF 1,476

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 01/11/2024 BY KS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/19/2025 BY SYS