E DIV: BEG 100 FT W OF NE COR OF 295, RUN W 50 FT, S 100 FT, E 50 FT TO POB. (BLOCK 295)

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

2027

00-00-00-13335-000

BUILDING CHARACTERISTICS

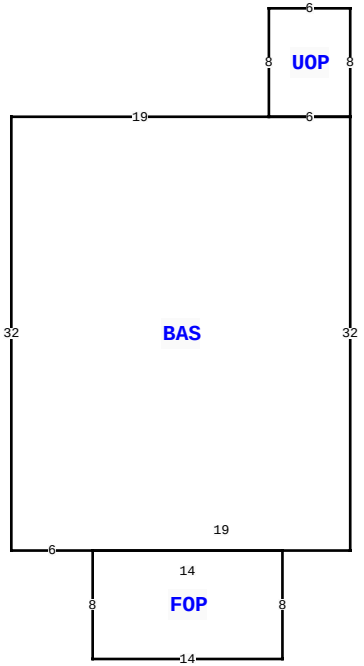
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
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	800	100		800	32,412
FOP	112	30		34	1,377
UOP	48	20		10	405
TOTALS	960			844	34,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	844	56.6676	62.33	52,607	1930	1930	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2022 Heated Area: 800 HX Base Yr



654 SE NASSAU ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
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	34,195
TOTAL MARKET OB/XF VALUE	500
TOTAL LAND VALUE - MARKET	7,500
TOTAL MARKET VALUE	42,195
SOH/AGL Deduction	0
ASSESSED VALUE	42,195
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	42,195
TOTAL JUST VALUE	42,195
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	42,820

SALE:1:1: PART BLK 295 EASTERN DIV

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1437/2030	5/17/2021	WD	U	I	37	12,000
GRANTOR: RIVERO MARTIN						
GRANTEE: CARRILLO JORGE CUIS						
1047/2469	6/01/2005	WD	Q	I		14,500
GRANTOR: SHIRLEY ANN GREGORY P						
GRANTEE: MARTIN RIVERO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 S32 E6 FOP= S8 E14 N8 W14$ E19 N32 UOP= N8 W6 S8E6$ 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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 500

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	1.50	1.50	7,500							

REVIEW DATE 10/19/2016 BY DF Total Acres: 0.11 Total Land Value: 7,500 Market: 0 Agricultural: 0 Common: 7,500 PRINTED 11/17/2026 BY SYS