E DIV: BEG NW COR OF S1/2 BLOCK
FT, S 100 FT, W 50 FT, N 100 FT
DESC AS: COMM NE COR OF S1/2, RU

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

2026

00-00-00-13336-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

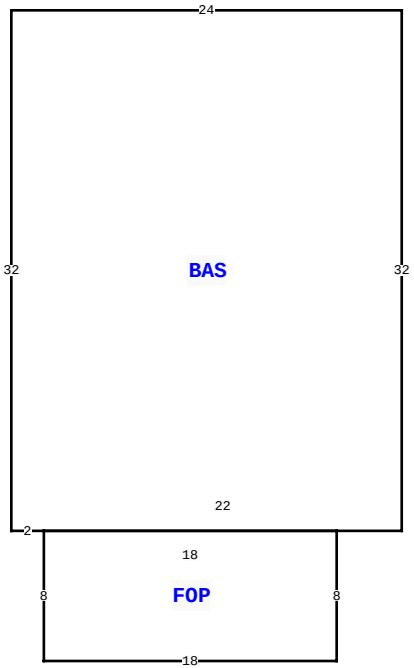
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
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	768	100		768	10,257
FOP	144	30		43	574
TOTALS	912			811	10,831

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	811	47.7000	53.42	43,324	1925	1925	0	0	40	35.00	25.00

1 SINGLE FAM 0% - 2023 Heated Area: 768 HX Base Yr



642 SE NASSAU ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	10,831
TOTAL MARKET OB/XF VALUE	350
TOTAL LAND VALUE - MARKET	7,500
TOTAL MARKET VALUE	18,681
SOH/AGL Deduction	1,157
ASSESSED VALUE	17,524
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	17,524
TOTAL JUST VALUE	18,681
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	15,931

SALE:2:1: PART BLK 295 EASTERN DIV

SALE:1:1: POSSIBLE REPO

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1475/2297	9/20/2022	WD	Q	I	01	15,000
GRANTOR: S & K RENTAL AND INVE						
GRANTEE: CARRILLO JORGE L						
1312/1146	3/30/2016	WD	Q	I	01	19,500
GRANTOR: MARTIN RIVERO						
GRANTEE: S & K RENTAL AND IN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S32 E2 FOP= S8 E18N8 W18$ E22 N32$.

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	0296	SHED METAL	0	0	8	10	80.00	UT	5.00	5.00	25	2003	2003	3	25	100	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	
3	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 350

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 10/07/2022 BY ME Total Acres: 0.11 Total Land Value: 7,500 Market: 0 Agricultural: 0 Common: 7,500 PRINTED 06/09/2026 BY SYS