E DIV: NE1/4 OF SW1/4 BLOCK 296
N 95 FT OF E1/2 OF S1/2. BLOCK 2

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

2027

00-00-00-13343-000

BUILDING CHARACTERISTICS

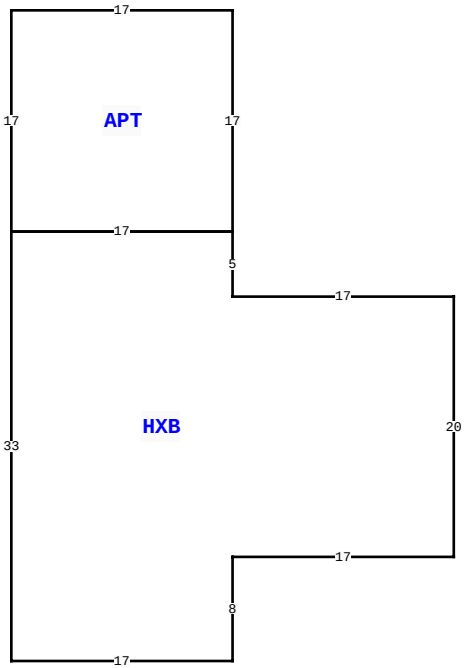
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
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
APT	289	100		289	21,328
HXB	901	100		901	66,495
TOTALS	1,190			1,190	87,823

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,190	103.2175	113.54	135,113	1950	1950	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2022 Heated Area: 1190 HX Base Yr



698 SE NASSAU ST, LAKE CITY

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

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	100	1993	1993	3	100	400	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	87,823
TOTAL MARKET OB/XF VALUE	500
TOTAL LAND VALUE - MARKET	9,000
TOTAL MARKET VALUE	97,323
SOH/AGL Deduction	0
ASSESSED VALUE	97,323
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	97,323
TOTAL JUST VALUE	97,323
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	98,917

PERMIT NUM	DESCRIPTION	AMT	ISSUED
219	MAINT/ALTR	50	05/15/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1430/2418	2/22/2021	WD	U	I	11	100
GRANTOR: RIVERO MARTIN						
GRANTEE: CARRILLO JORGE LUIS						
1026/1397	9/10/2004	WD	Q	I		43,000
GRANTOR: WILLIAM S AIKIN						
GRANTEE: MARTIN RIVERO						

BUILDING NOTES

BUILDING DIMENSIONS

HXB= W17 N5 APT= N17 W17 S17 E17$ W17 S33 E17 N8 E17 N20$.

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	-360.00	100.00	6,000.00	SF		1.00	1.00	1.00	1.50	1.50	9,000							

REVIEW DATE 10/19/2016 BY DF Total Acres: 0.14 Total Land Value: 9,000 Market: 0 Agricultural: 0 Common: 9,000 PRINTED 11/17/2026 BY SYS