E DIV: NW1/4 OF SW1/4 BLK 296
365-681, 770-1638, 815-86,
CT 1298-812, WD 1298-1460,

CARRILLO JORGE LUIS/CARILLO IRMA
296 GUTHRIE TER
LAKE CITY, FL 32025

2027

00-00-00-13350-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 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		2 100
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

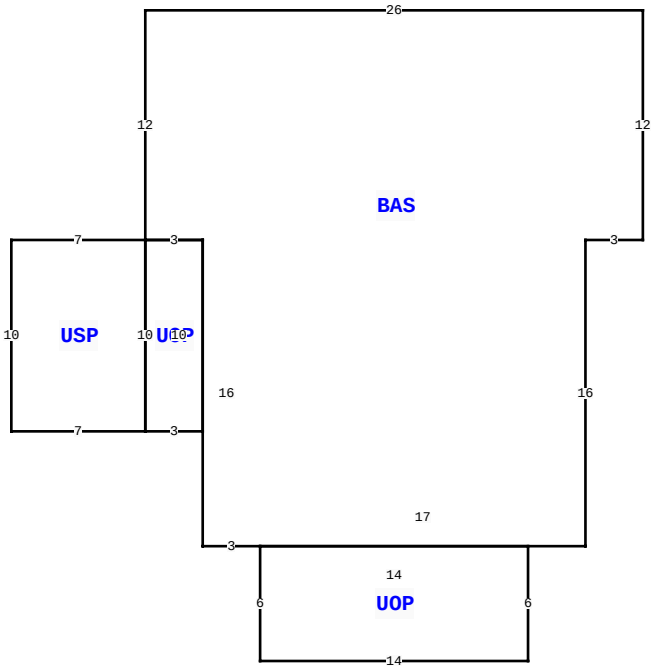
NEIGHBORHOOD/LOC 860317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	632	100		632	27,158
UOP	30	20		6	258
UOP	84	20		17	731
USP	70	35		24	1,032
TOTALS	816			679	29,178

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	679	60.1020	66.11	44,889	1950	1950	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 632 HX Base Yr



684 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	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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	29,178
TOTAL MARKET OB/XF VALUE	500
TOTAL LAND VALUE - MARKET	8,700
TOTAL MARKET VALUE	38,378
SOH/AGL Deduction	0
ASSESSED VALUE	38,378
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	38,378
TOTAL JUST VALUE	38,378
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,907

SALE:2:1: PART OF BLK 296 EASTERN DIV

SALE:1:1: AGREEMENT FOR DEED

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1379/2032	2/28/2019	WD	U	I	37	3,200
GRANTOR: MARTIN RIVERO						
GRANTEE: JORGE LUIS & IRMA C						
1298/1460	7/24/2015	WD	Q	I	01	21,000
GRANTOR: EARL MARTIN						
GRANTEE: MARTIN RIVERO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S12 USP= W7 S10 E7 N10$ UOP= S10 E3N10W3$ E3 S16 E3
UOP= S6 E14 N6 W14$ E17 N16 E3 N12$.

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	-358.00	100.00	5,800.00	SF		1.00	1.00	1.00	1.50	1.50	8,700							

REVIEW DATE 10/19/2016 BY DF Total Acres: 0.13 Total Land Value: 8,700 Market: 0 Agricultural: 0 Common: 8,700 PRINTED 11/17/2026 BY SYS