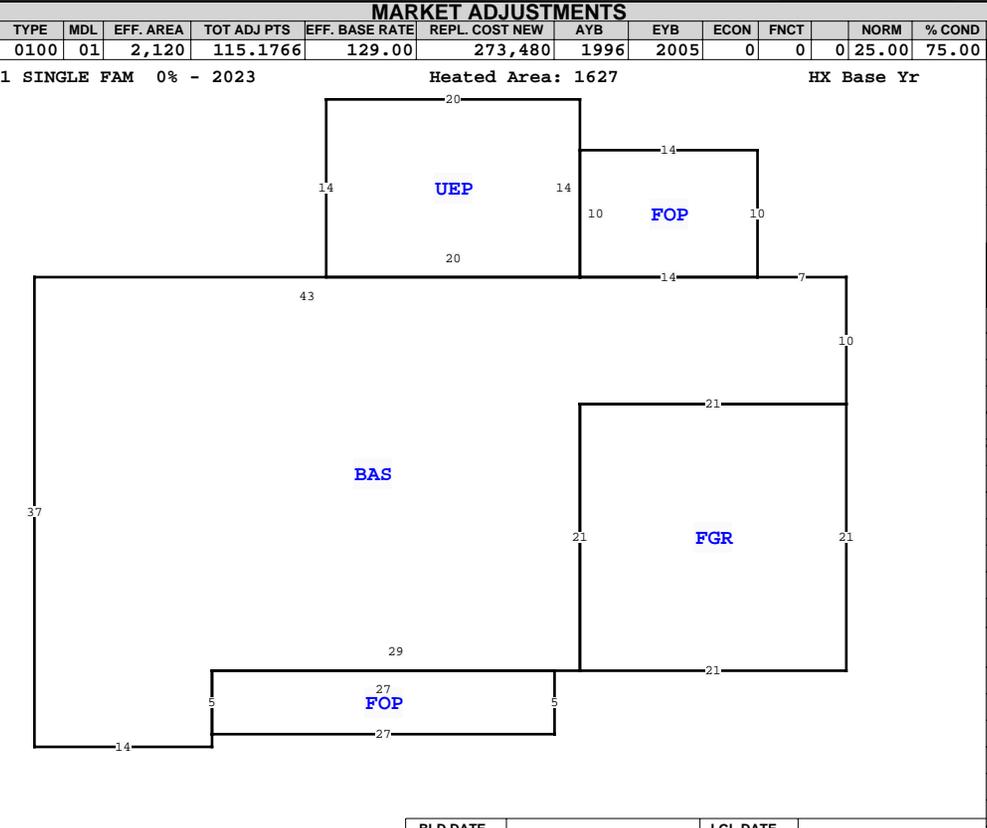


ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNPLK 90
Interior Floor	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.1	1. 100
Architectual Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100



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

268 SW GUTHRIE TER, LAKE CITY

BLD DATE: 1996
XF DATE: 1996
INC DATE: 1996

LGL DATE: 04/14/2026
LAND DATE: 04/14/2026
AG DATE: 04/14/2026

MLU

L N	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	984.00	UT	1.50	1.50	100	1996	1996	3	100	1,476	

TOTAL OB/XF																
1,476																

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPH 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 06/09/2026 BY SYS																								

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
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		0	
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\$.