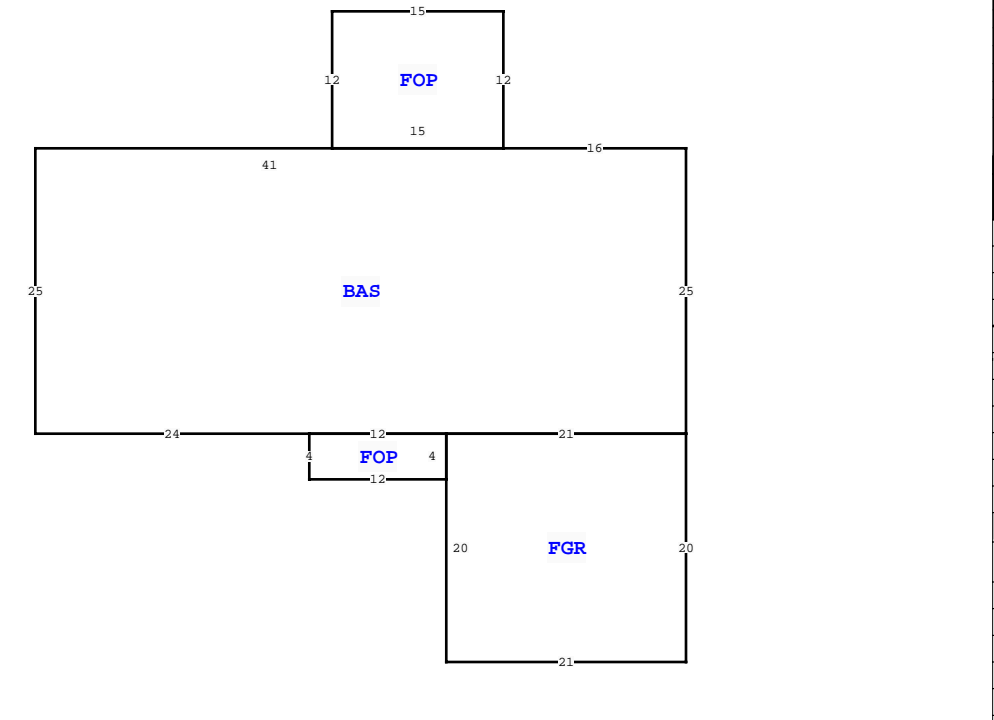


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,724	117.5020	131.60	226,878	1996	1996	0	0	29.00	71.00



Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	11416.050	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,425	100		1,425	133,146
FGR	420	55		231	21,584
FOP	48	30		14	1,308
FOP	180	30		54	5,045
TOTALS	2,073			1,724	161,083

296 SW GUTHRIE TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026
INC DATE		AG DATE	MLU

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		161,083
TOTAL MARKET OB/XF VALUE		4,074
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		200,157
SOH/AGL Deduction		73,895
ASSESSED VALUE		126,262
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		74,851
TOTAL JUST VALUE		200,157
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		202,426

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32163	MAINT/ALTR	50	07/25/2014
11418	SFR	235	07/16/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1184/2071	11/19/2009	WD	U	I	11	100
GRANTOR: JORGE L & IRMA CARRIL						
GRANTEE: JORGE L & IRMA CARR						
0955/2729	6/12/2002	WD	Q	I		89,000
GRANTOR: PILKINGTON						
GRANTEE: JORGE L CARRILLO						

BLD DATE		LGL 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	100	0	0	0	1.50	1.50	100	1996	1996	3	100	2,226	
2	0296	SHED METAL	0	100	20	14	0	11.00	11.00	60	2009	2009	3	60	1,848	

BUILDING DIMENSIONS	
BAS=	W16 FOP= N12 W15 S12 E15\$ W41 S25 E24 FOP= S4 E12 N4 W12\$ E12 FGR= S20 E21 N20 W21\$ E21 N25\$.

LAND DESCRIPTION		TOTAL OB/XF																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							