0.34 AC IN SE1/4 OF NW1/4 LYING
TO SAL RR, BOUNDED ON E BY BOWEN
W BY LANDS OF KINNEY, EX RD R/W.

GUTIERREZ MARCOS A/GUTIERREZ BRIGGETT M
2320 NE WASHINGTON ST
LAKE CITY, FL 32055-1497

2027

34-3S-17-06882-000

BUILDING CHARACTERISTICS

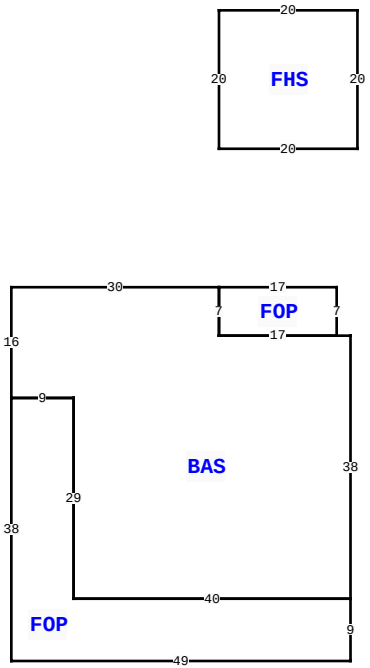
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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	34317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,811	100		1,811	43,519
FHS	400	60		240	5,767
FOP	119	30		36	865
FOP	702	30		211	5,071
TOTALS	3,032			2,298	55,222

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,298	33.6105	36.97	84,957	1900	1900	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 2211 HX Base Yr 2017



2320 NE WASHINGTON ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		55,222
TOTAL MARKET OB/XF VALUE		500
TOTAL LAND VALUE - MARKET		3,000
TOTAL MARKET VALUE		58,722
SOH/AGL Deduction		23,610
ASSESSED VALUE		35,112
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		10,112
TOTAL JUST VALUE		58,722
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		59,723

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049534	Electrical Servic	0	04/01/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1545/2129	12/16/2024	QC	U	I	11	100
GRANTOR: GUTIERREZ MARCOS A						
GRANTEE: GUTIERREZ MARCOS A						
1325/1078	11/03/2016	WD	U	I	12	7,500
GRANTOR: CITIFINANCIAL SERVICE						
GRANTEE: MARCOS A GUTIERREZ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S16 FOP= S38 E49 N9 W40 N29 W9$ E9 S29 E40 N38 W2
FOP= N7 W17 S7 E17$ W17 N7$ PTR= N20 FHS= E20 N20 W20 S20$
S20$.

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	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	3,000.00	3,000.00	3,000							

REVIEW DATE 04/18/2024 BY TW Total Acres: 0.54 Total Land Value: 3,000 Market: 0 Agricultural: 0 Common: 3,000 PRINTED 11/16/2026 BY SYS