NW DIV: COMM INTERS E R/W VIRGIN OAKLAND AVE) & S R/W SR-252A (NK NORRIS DR), RUN E 57.05 FT, S 17

GRIFFIN RYETTA L
253 NW FRONIE ST
LAKE CITY, FL 32055

2026

00-00-00-11586-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

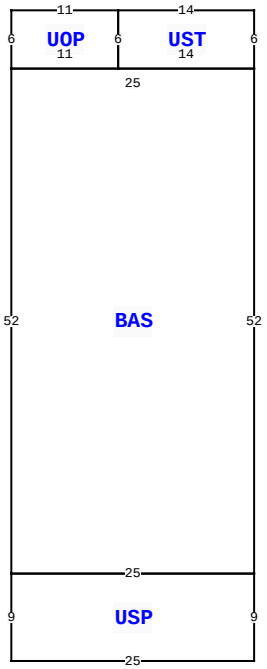
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 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 07
NEIGHBORHOOD/LOC	820317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100		1,300	55,134
UOP	66	20		13	551
USP	225	35		79	3,351
UST	84	45		38	1,612
TOTALS	1,675			1,430	60,647

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,430	68.8500	77.11	110,267	1935	1935	10	0	0	35.00	55.00

1 SINGLE FAM 100% - 2015 Heated Area: 1300 HX Base Yr 2015



253 NW FRONIE ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		60,647
TOTAL MARKET OB/XF VALUE		50
TOTAL LAND VALUE - MARKET		4,925
TOTAL MARKET VALUE		65,622
SOH/AGL Deduction		24,036
ASSESSED VALUE		41,586
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		16,586
TOTAL JUST VALUE		65,622
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,622

PERMIT NUM	DESCRIPTION	AMT	ISSUED
177	MAINT/ALTR	54	05/19/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1268/1324	1/21/2014	PB	U	I	18	0
GRANTOR: CLERK OF COURT (DORA						
GRANTEE: SHELIA G ROSSIN,RYE						
1268/2118	1/09/2014	QC	U	V	11	100
GRANTOR: SHELIA G ROSSIN (HER						
GRANTEE: RYETTA L GRIFFIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S52 USP= S9 E25 N9 W25$ E25 N52$ UST= N6 W14 UOP= W11 S6 E11 N6$ S6 E14$.

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	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 50

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		*RSF	-357.00	180.00	10,260.00	SF		1.00	1.00	0.96	0.50	0.48	4,925							

REVIEW DATE 10/14/2015 BY DF Total Acres: 0.24 Total Land Value: 4,925 Market: 0 Agricultural: 0 Common: 4,925 PRINTED 11/05/2025 BY SYS