NW DIV: LOT 5 BLOCK 4 ALLINE THO

537-207, 986-2476, 1003-1699, DC

GRIFFIN AVE INVESTMENTS LLC
9225 DUPONT PL
WELLINGTON, FL 33414

2025

00-00-00-11679-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

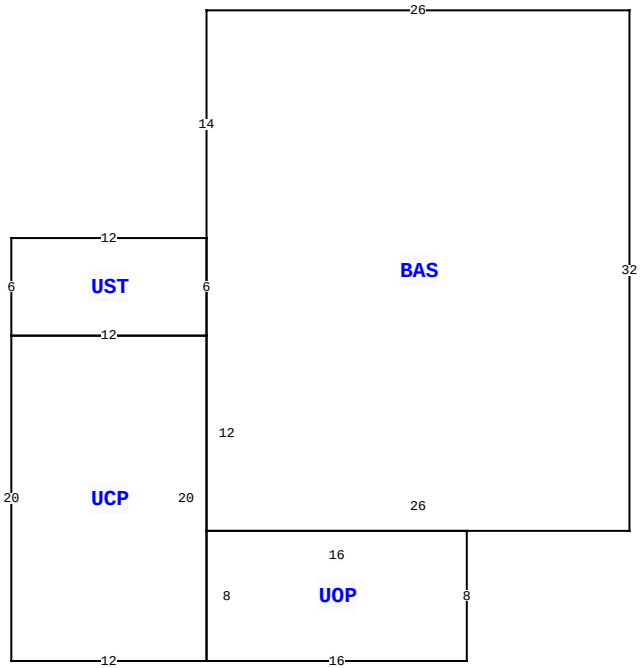
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	03	PLASTER 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
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	832	100		832	39,061
UCP	240	20		48	2,253
UOP	128	20		26	1,220
UST	72	45		32	1,503
TOTALS	1,272			938	44,037

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	938	79.0400	85.36	80,068	1956	1956	10	0	0	35.00	55.00

1 SINGLE FAM – 0% - 2024 Heated Area: 832 HX Base Yr



854 NW FOWLER AVE, 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	44,037
TOTAL MARKET OB/XF VALUE	100
TOTAL LAND VALUE - MARKET	3,800
TOTAL MARKET VALUE	47,937
SOH/AGL Deduction	0
ASSESSED VALUE	47,937
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	47,937
TOTAL JUST VALUE	47,937
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	46,715

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1486/352	3/03/2023	WD	Q	I	01	45,000
GRANTOR: GATEWAY TLC INVESTMEN						
GRANTEE: GRIFFIN AVE INVESTM						
1432/2102	3/16/2021	WD	U	I	11	100
GRANTOR: HANLEY BRETT ALAN TRU						
GRANTEE: GATEWAY TLC INVESTM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S14 UST= W12 S6 E12N6$ S6 UCP= W12 S20 E12 N20$ S12
UOP= S8 E16 N8 W16 $ E26 N32$.

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	2011	2011	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 100

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		00	70.00	117.00	1.00	LT		1.00	1.00	1.00	3,800.00	3,800.00	3,800							

REVIEW DATE 04/05/2023 BY ME Total Acres: 0.19 Total Land Value: 3,800 Market: 0 Agricultural: 0 Common: 3,800 PRINTED 04/25/2025 BY SYS