N DIV: COMM 52.5 FT S OF NE COR, POB, CONT W 52.5 FT, S 52.5 FT, 52.5 FT TO POB. BLOCK C-4 BARFIE

GRIFFIN AVE INVESTMENTS LLC
9225 DUPONT PL
WELLINGTON, FL 33414

2025

00-00-00-11749-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 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	03	03

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 07

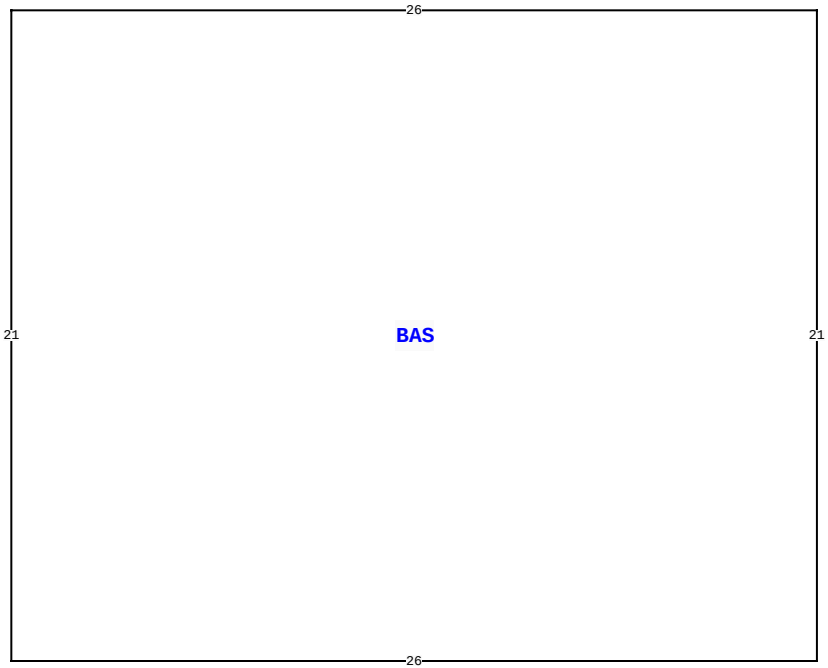
NEIGHBORHOOD/LOC 830317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	546	100		546	27,210
TOTALS	546			546	27,210

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	546	80.8992	90.61	49,473	1955	1955	10	0	0	35.00	55.00

1 SINGLE FAM – 0% - 2023 Heated Area: 546 HX Base Yr



568 NE CONGRESS 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	27,210
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	811
TOTAL MARKET VALUE	28,021
SOH/AGL Deduction	0
ASSESSED VALUE	28,021
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	28,021
TOTAL JUST VALUE	28,021
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	26,318

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1478/2038	11/02/2022	WD	Q	I	05	70,000
GRANTOR: MAMD PROPERTY MANAGEM						
GRANTEE: GRIFFIN AVE INVESTM						
1325/0506	10/21/2016	WD	U	I	19	16,000
GRANTOR: ROBERT ALTMAN AS TRUS						
GRANTEE: MAMD PROPERTY MANAG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S21 E26 N21$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		*RSF	-352.00	52.00	2,704.00	SF		1.00	1.00	0.60	0.50	0.30	811							

REVIEW DATE 10/15/2015 BY DF Total Acres: 0.06 Total Land Value: 811 Market: 0 Agricultural: 0 Common: 811 PRINTED 05/20/2025 BY SYS