LOT 8 BLOCK A CEDAR ESTATES S/D.
495-226, DC 877-1724, 877-1725,

GRIFFIN KEVIN S
11603 117TH DR
LIVE OAK, FL 32060

2025

22-4S-17-08681-008

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

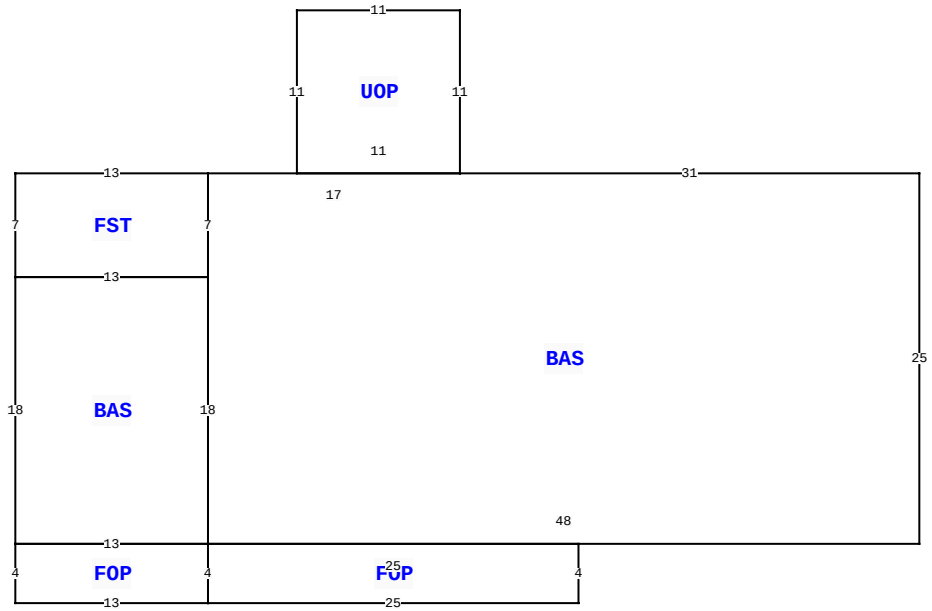
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	22417.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	234	100		234	20,203
BAS	1,200	100		1,200	103,607
FOP	52	30		16	1,381
FOP	100	30		30	2,590
FST	91	55		50	4,317
UOP	121	20		24	2,072
TOTALS	1,798			1,554	134,172

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,554	118.6020	132.83	206,418	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM – 0% - 0 Heated Area: 1434 HX Base Yr



331 SE CEDAR LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	134,172
TOTAL MARKET OB/XF VALUE	2,900
TOTAL LAND VALUE - MARKET	15,000
TOTAL MARKET VALUE	152,072
SOH/AGL Deduction	13,359
ASSESSED VALUE	138,713
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	138,713
TOTAL JUST VALUE	152,072
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	143,688

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1119/1156	4/30/2007	QC	Q	I	01	0
GRANTOR: KEVIN S & DARIA L GRI						
GRANTEE: KEVIN S GRIFFIN						
0877/1725	3/31/1999	WD	Q	I		58,000
GRANTOR: BLANDINO						
GRANTEE: GRIFFIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 UOP= N11 W11 S11 E11$ W17 FST= W13 S7 E13 N7$ S7 BAS= W13 S18 E13 N18$ S18 FOP= W13 S4 E13 N4 $ FOP= S4 E25 N4 W25$ E48 N25$.

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
3	0210	GARAGE U	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 2,900

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							

REVIEW DATE 05/26/2017 BY BC Total Acres: 0.54 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 06/20/2025 BY SYS