LOT 2 BLOCK 5 MORNINGSIDE HEIGHT
530-147, 653-044, 666-499, 787-2

GRIFFIN AVE INVESTMENT LLC
9225 DUPONT PL
WELLINGTON, FL 33414

2026

33-3S-17-06408-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

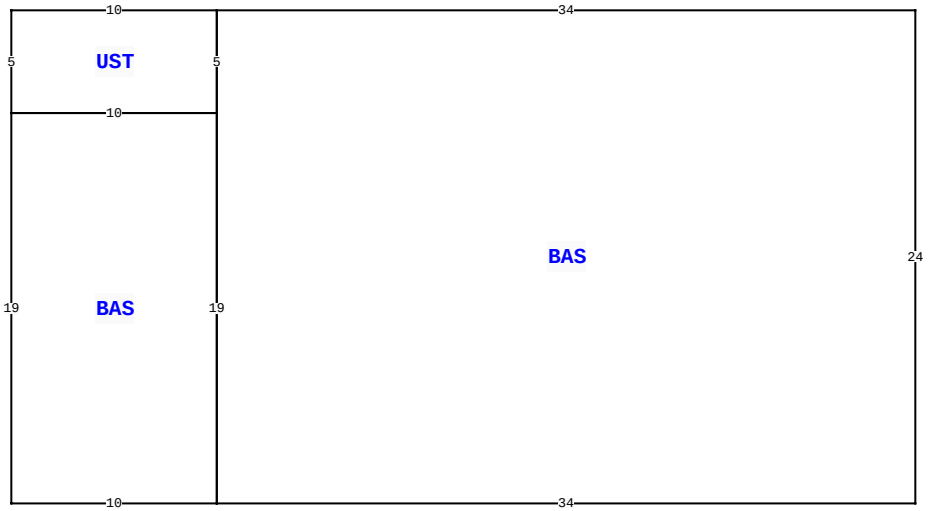
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	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	33317.060	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	190	100		190	8,993
BAS	816	100		816	38,619
UST	50	45		22	1,041
TOTALS	1,056			1,028	48,652

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,028	76.8269	86.05	88,459	1952	1952	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 2023 Heated Area: 1006 HX Base Yr



232 SE ELOISE AVE, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	48,652
TOTAL MARKET OB/XF VALUE	200
TOTAL LAND VALUE - MARKET	5,610
TOTAL MARKET VALUE	54,462
SOH/AGL Deduction	0
ASSESSED VALUE	54,462
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	54,462
TOTAL JUST VALUE	54,462
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	54,462

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045303	Electrical Servic	0	08/26/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1473/1148	4/18/2022	WD	Q	I	01	50,000
GRANTOR: KENU PROPERTIES LLC						
GRANTEE: GRIFFIN AVE INVESTM						
1460/2413	2/23/2022	WD	Q	I	01	38,900
GRANTOR: FOWLER MELISSA M						
GRANTEE: KENU PROPERTIES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 UST= W10 S5 E10 N5$ S5 BAS= W10 S19 E10 N19 $S19 E34 N24$.

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	1993	1993	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 200

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/M	H66.00	169.00	11,220.00	SF		1.00	1.00	1.00	0.50	0.50	5,610							

REVIEW DATE 09/06/2022 BY JB Total Acres: 0.26 Total Land Value: 5,610 Market: 0 Agricultural: 0 Common: 5,610 PRINTED 11/07/2025 BY SYS