LOTS 3 & 4 BLOCK K MELROSE PARK
946-15, 991-2182, WD 994-1022, W

GRIFFIN AVE INVESTMENTS LLC
1111 PARK CENTRE BLVD, STE 207
MIAMI, FL 33169

2026

33-3S-17-06654-000

BUILDING CHARACTERISTICS

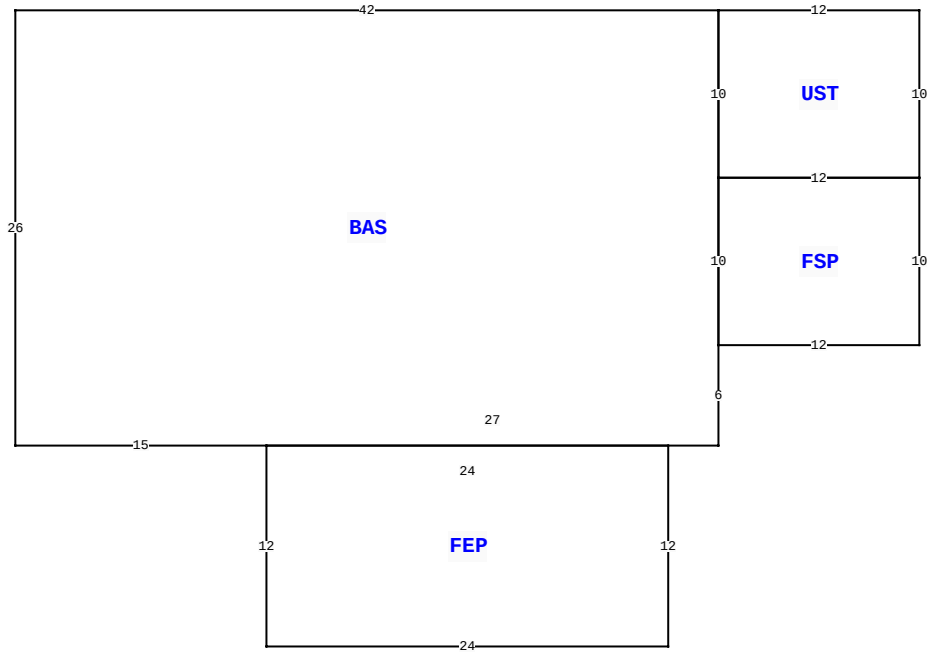
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	01	NONE 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	33317.110	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,092	100		1,092	34,555
FEP	288	80		230	7,278
FSP	120	40		48	1,519
UST	120	45		54	1,709
TOTALS	1,620			1,424	45,060

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,424	80.7200	90.41	128,744	1991	1991	10	0	20	35.00	35.00

1 SINGLE FAM 0% - 2025 Heated Area: 1092 HX Base Yr



538 SE LOMOND AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	45,060
TOTAL MARKET OB/XF VALUE	600
TOTAL LAND VALUE - MARKET	8,300
TOTAL MARKET VALUE	53,960
SOH/AGL Deduction	0
ASSESSED VALUE	53,960
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	53,960
TOTAL JUST VALUE	53,960
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	53,960

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052643	Roof Replacement	8,800	03/19/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1519/479	7/09/2024	WD	Q	I	01	60,000
GRANTOR: JSS INVESTMENT GROUP						
GRANTEE: GRIFFIN AVE INVESTM						
1508/2293	2/20/2024	WD	Q	I	01	30,000
GRANTOR: MCSHANE PATRICK						
GRANTEE: JSS INVESTMENT GROU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W42 S26 E15 E27 N6 N10 N10 $
FEP=[ORIG=-27,26] S12 E24 N12 W24 $
FSP=[ORIG=0,20] E12 N10 W12 S10 $
UST=[ORIG=0,10] E12 N10 W12 S10 $
.

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	0169	FENCE/WOOD	0	0	0	0	1.00	UT	1,000.00	1,000.00	50	1993	1993	3	50	500	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 600

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/MM	100.00	105.00	1.00	LT		1.00	1.00	1.00	8,300.00	8,300.00	8,300							

REVIEW DATE 10/07/2024 BY TP Total Acres: 0.24 Total Land Value: 8,300 Market: 0 Agricultural: 0 Common: 8,300 PRINTED 11/21/2025 BY SYS