

NW DIV: COMM INTERS E R/W VIRGIN OAKLAND AVE) & S R/W SR-252A (NK NORRIS DR), RUN E 57.05 FT, S 17

GRIFFIN RYETTA L  
253 NW FRONIE ST  
LAKE CITY, FL 32055

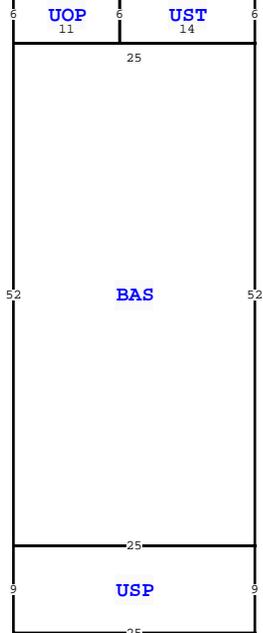
2026

00-00-00-11586-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	02	WALL BD/WD	100
Interior Floo	09	PINE WOOD	100
Air Condition	02	WINDOW	100
Heating Type	02	CONVECTION	100
Bedrooms		3	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	03	03	
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
BAS	1,300	100	
UOP	66	20	
USP	225	35	
UST	84	45	
TOTALS	1,675		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,430	68.8500	78.49	112,241	1935	1935	10	0	35.00	55.00
1 SINGLE FAM			100% - 2015	Heated Area: 1300			HX Base Yr 2015				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			61,733
TOTAL MARKET OB/XF VALUE			50
TOTAL LAND VALUE - MARKET			4,925
TOTAL MARKET VALUE			66,708
SOH/AGL Deduction			25,243
ASSESSED VALUE			41,465
TOTAL EXEMPTION VALUE	HX HB	25,000	
BASE TAXABLE VALUE			16,465
TOTAL JUST VALUE			66,708
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,622

PERMIT NUM	DESCRIPTION	AMT	ISSUED
177	MAINT/ALTR	54	05/19/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1268/1324	1/21/2014	PB U	I	18		0
GRANTOR: CLERK OF COURT (DORA)						
GRANTEE: SHELIA G ROSSIN, RYE						
1268/2118	1/09/2014	QC U	V	11		100
GRANTOR: SHELIA G ROSSIN (HER)						
GRANTEE: RYETTA L GRIFFIN						

EXTRA FEATURES		253 NW FRONIE ST, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0120	CLFENCE 4	0 100

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
0.00	100	2011	2011	3	100	50	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W25 S52 USP= S9 E25 N9 W25\$ E25 N52\$ UST= N6 W14 UOP= W11 S6 E11 N6\$ S6 E14\$.	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100		*RSF-	357.00	180.00	10,260.00	SF		1.00	1.00	0.96	0.50	0.48	4,925							