N DIV: BEG 52.5 FT S OF NE COR W FT, E 52.5 FT, N 52.5 FT TO POB. BARFIELDS S/D.

GRIFFIN AVE INVESTMENTS LLC
9225 DUPONT PL
WELLINGTON, FL 33414

**2027**

**00-00-00-11748-000**

## BUILDING CHARACTERISTICS

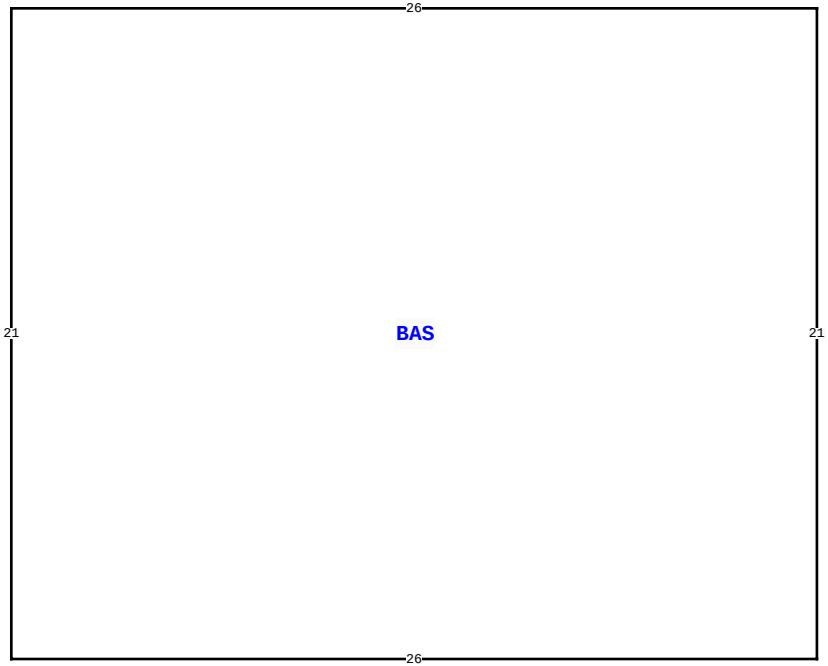
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | MSNRY STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 15 | HARDTILE 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 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 | 26,724 |
| TOTALS | 546 | | | 546 | 26,724 |

## 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 | 88.99 | 48,589 | 1955 | 1955 | 10 | 0 | 0 | 35.00 | 55.00 |

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




572 NE CONGRESS AVE, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 26,724 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 1,352 |
| TOTAL MARKET VALUE | 28,076 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 28,076 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 28,076 |
| TOTAL JUST VALUE | 28,076 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 28,562 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000047813 | Electrical Servic | 0 | 08/02/2023 |

## 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 MGMT LL | | | | | | |
| GRANTEE: GRIFFIN AVE INVESTM | | | | | | |
| 1325/0506 | 10/21/2016 | TR | U | I | 19 | 16,000 |
| GRANTOR: ROBERT ALTMAN AS TRUS | | | | | | |
| GRANTEE: MAMD PROPERTY MGMT | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W26 S21 E26 N21$.

## 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 | 1.00 | 0.50 | 0.50 | 1,352 | | | | | | | |

REVIEW DATE 12/02/2024 BY SYS Total Acres: 0.06 Total Land Value: 1,352 Market: 0 Agricultural: 0 Common: 1,352 PRINTED 11/17/2026 BY SYS