

N DIV: COMM 52.5 FT S OF NE COR,  
 POB, CONT W 52.5 FT, S 52.5 FT,  
 52.5 FT TO POB. BLOCK C-4 BARFIE

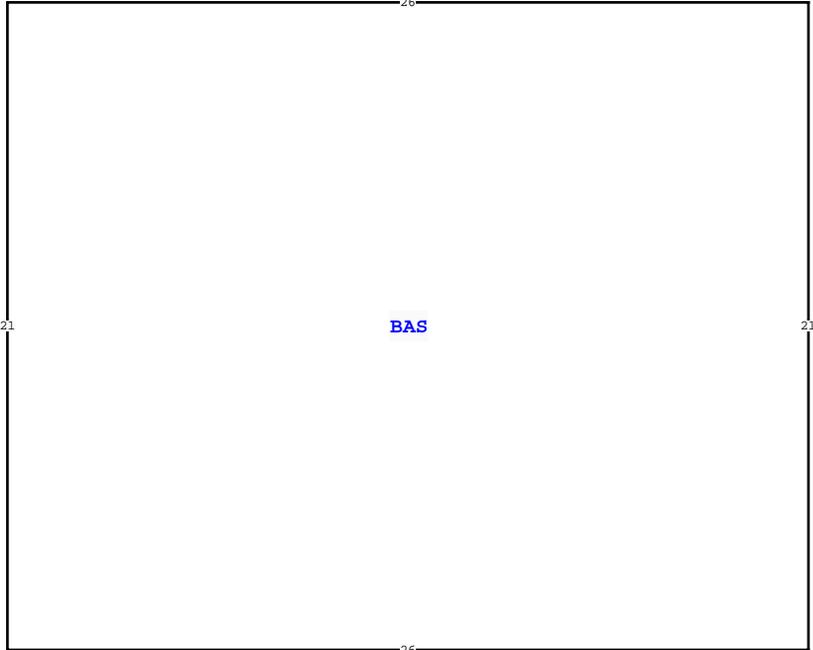
GRIFFIN AVE INVESTMENTS LLC  
 9225 DUPONT PL  
 WELLINGTON, FL 33414

2026

00-00-00-11749-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	01	MINIMUM 100	
Interior Floor	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	
Architctual Units	05	CONV 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
BAS	546	100	
TOTALS	546		27,210

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	0%	- 2023									
				Heated Area: 546								
					HX Base Yr							



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			27,210
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			811
TOTAL MARKET VALUE			28,021
SOH/AGL Deduction			0
ASSESSED VALUE			28,021
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			28,021
TOTAL JUST VALUE			28,021
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			28,021

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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 MANAGEM						
GRANTEE: GRIFFIN AVE INVESTM						
1325/0506	10/21/2016	WD	U	I	19	16,000
GRANTOR: ROBERT ALTMAN AS TRUS						
GRANTEE: MAMD PROPERTY MANAG						

EXTRA FEATURES																
L N	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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=	W26 S21 E26 N21\$.

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	DPHT 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	0.60	0.50	0.30	811								