N DIV: BEG 105 FT S OF NE COR RU
S 38 FT, E ALONG RR TO A PT 163
COR N 58 FT TO POB. BLOCK C-4 BA

GRIFFIN AVE INVESTMENTS LLC
9225 DUPONT PL
WELLINGTON, FL 33414

2027

00-00-00-11750-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	2,000
TOTAL MARKET VALUE	2,000
SOH/AGL Deduction	0
ASSESSED VALUE	2,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,000
TOTAL JUST VALUE	2,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,000

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 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

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

TOTAL OB/XF 0

LAND DESCRIPTION

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	0000	C	VAC RES	0		*RSF	-350.00	80.00	4,000.00	SF		1.00	1.00	1.00	0.50	0.50	2,000							

REVIEW DATE 10/15/2015 BY DF Total Acres: 0.09 Total Land Value: 2,000 Market: 0 Agricultural: 0 Common: 2,000 PRINTED 11/17/2026 BY SYS