S DIV: S1/2 LOT 4 & LOT 5 BLOCK

642-269, 642-300, 711-27,28, 820

GRIFFIN AVE INVESTMENTS LLC
9225 DUPONT PL
WELLINGTON, FL 33414

2026

00-00-00-13798-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

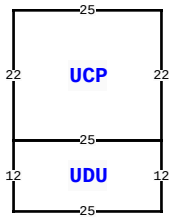
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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 06
NEIGHBORHOOD/LOC	32317.060	1.00/

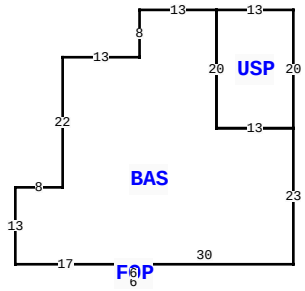
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,417	100		1,417	39,016
FOP	18	30		5	138
UCP	550	20		110	3,029
UDU	300	55		165	4,543
USP	260	35		91	2,506
TOTALS	2,545			1,788	49,232

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,788	69.0077	78.67	140,662	1935	1935	0	0	30	35.00	35.00

1 SINGLE FAM 0% - 2024 Heated Area: 1417 HX Base Yr





448 SE ISABELLA WAY, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	49,232
TOTAL MARKET OB/XF VALUE	2,400
TOTAL LAND VALUE - MARKET	9,900
TOTAL MARKET VALUE	61,532
SOH/AGL Deduction	0
ASSESSED VALUE	61,532
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	61,532
TOTAL JUST VALUE	61,532
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,668

SALE:3:1: AN 1/2 INT

LAND:1:1: ADJ3;SIZE.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1496/394	7/24/2023	WD	Q	I	01	55,000
GRANTOR: RHOADS JESSICA LYNNE						
GRANTEE: GRIFFIN AVE INVESTM						
1491/1639	5/26/2023	PB	U	I	18	0
GRANTOR: BISHOP THOMAS E SR						
GRANTEE: RHOADS JESSICA LYNN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 S8 W13 S22 W8 S13 E17 FOP= S3 E6 N3 W6$ E30 N23 USP= N20 W13 S20 E13$ W13 N20 PTR=N30 UDU= N12 UCP= N22 W25 S22 E25$ W25 S12E25$ S30$.

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	0.00	0.00	100	1993	1993	3	100	300	
2	0296	SHED METAL	0	0	10	12	120.00	UT	5.00	5.00	100	1993	1993	3	100	600	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	400	
4	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	
5	0263	PRCH,USP	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 2,400

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-3	120.00	110.00	13,200.00	SF		1.00	1.00	1.00	0.75	0.75	9,900							

REVIEW DATE 09/28/2023 BY ME Total Acres: 0.30 Total Land Value: 9,900 Market: 0 Agricultural: 0 Common: 9,900 PRINTED 05/08/2026 BY SYS