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

**2027**

**00-00-00-13798-000**

## 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

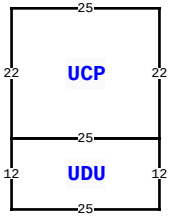
NEIGHBORHOOD/LOC 32317.060 1.00/

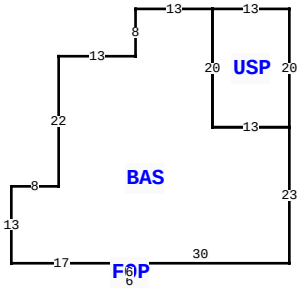
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,417 | 100 | | 1,417 | 37,647 |
| FOP | 18 | 30 | | 5 | 133 |
| UCP | 550 | 20 | | 110 | 2,923 |
| UDU | 300 | 55 | | 165 | 4,384 |
| USP | 260 | 35 | | 91 | 2,418 |
| TOTALS | 2,545 | | | 1,788 | 47,504 |

## 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 | 75.91 | 135,727 | 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 | 05/12/2026 MLU |
| 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 | 47,504 |
| TOTAL MARKET OB/XF VALUE | 2,400 |
| TOTAL LAND VALUE - MARKET | 13,200 |
| TOTAL MARKET VALUE | 63,104 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 63,104 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 63,104 |
| TOTAL JUST VALUE | 63,104 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 63,968 |

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 | 1.00 | 1.00 | 13,200 | | | | | | | |

REVIEW DATE 09/28/2023 BY ME Total Acres: 0.30 Total Land Value: 13,200 Market: 0 Agricultural: 0 Common: 13,200 PRINTED 11/17/2026 BY SYS