LOT 8 BLOCK A DUVAL HEIGHTS S/D.
446-362, 791-838, 798-1307, 802-

GRIFFIN AVE INVESTMENTS LLC
9225 DUPONT PL
WELLINGTON, FL 33414

2026

33-3S-17-06473-000

BUILDING CHARACTERISTICS

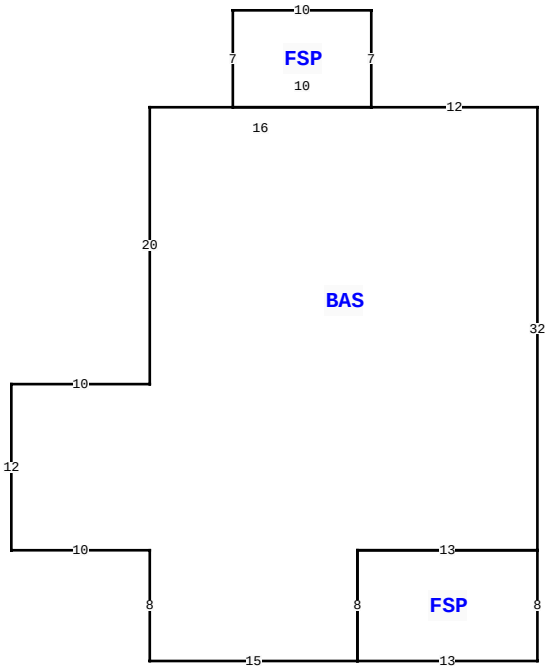
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 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	33317.080	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,136	100		1,136	35,926
FSP	70	40		28	886
FSP	104	40		42	1,329
TOTALS	1,310			1,206	38,140

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,206	56.4768	63.25	76,280	1920	1920	0	0	15	35.00	50.00

1 SINGLE FAM 0% - 2024 Heated Area: 1136 HX Base Yr



1086 NE JENKINS LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
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
1	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	4,995	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	38,140
TOTAL MARKET OB/XF VALUE	5,345
TOTAL LAND VALUE - MARKET	4,500
TOTAL MARKET VALUE	47,985
SOH/AGL Deduction	0
ASSESSED VALUE	47,985
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	47,985
TOTAL JUST VALUE	47,985
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	47,985

SALE:4:1: 1/3 INT EACH
SALE:3:1: EACH 1/2 INTEREST
SALE:2:1: LOT 8 BLOCK A DUVAL HEIGHTS
SALE:1:1: CONTRACT FOR DEED

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1494/1061	7/06/2023	WD	Q	I	01	50,000
GRANTOR: ROBINSON ROSALYN						
GRANTEE: GRIFFIN AVE INVESTM						
1494/1058	7/06/2023	WD	U	I	34	25,000
GRANTOR: MOORE FRANK KENNETH						
GRANTEE: ROBINSON ROSALYN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FSP= N7 W10 S7 E10$W16 S20 W10 S12 E10 S8 E15 FSP= E13 N8 W13 S8$ N8 E13 N32 $.

LAND DESCRIPTION

TOTAL OB/XF 5,345

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	-350.00	120.00	6,000.00	SF		1.00	1.00	1.00	0.75	0.75	4,500							

REVIEW DATE 10/05/2023 BY TP Total Acres: 0.14 Total Land Value: 4,500 Market: 0 Agricultural: 0 Common: 4,500 PRINTED 06/23/2026 BY SYS