

COLUMBIA COUNTY

Property Appraiser

Parcel 33-3S-17-06654-000

Owners

GRIFFIN AVE INVESTMENTS LLC
1111 PARK CENTRE BLVD
STE 207
MIAMI, FL 33169

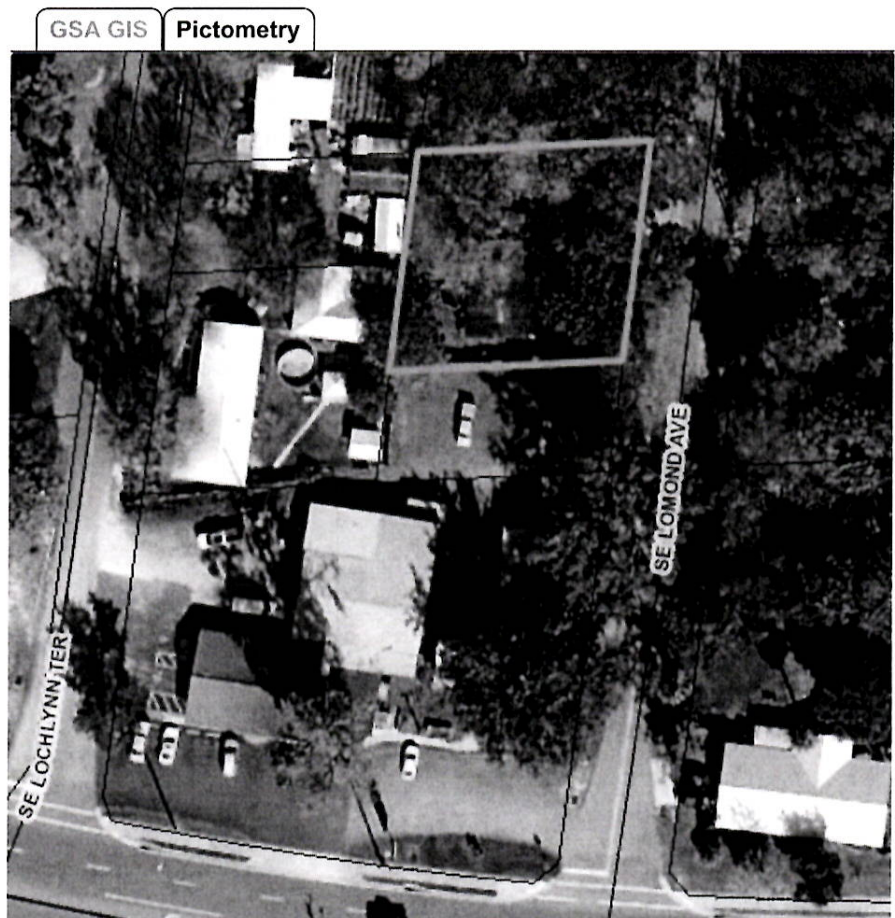
Parcel Summary

| | |
|--------------|---------------------|
| Location | 538 SE LOMOND AVE |
| Use Code | 0100: SINGLE FAMILY |
| Tax District | 2: COUNTY |
| Acreage | .2410 |
| Section | 33 |
| Township | 3S |
| Range | 17 |
| Subdivision | MELROSE PK |

Legal Description

LOTS 3 & 4 BLOCK K MELROSE PARK S/D.

946-15, 991-2182, WD 994-1022, WD 1046-1571,
WD 1093-1077, CT 1160-898, WD 1173-1061,
AG 1184-151, WD 1227-1610, WD 1508-2293,
WD 1519-479



30° 11' 00" N 82° 37' 12" W

Working Values

| | |
|----------------------|----------|
| | 2025 |
| Total Building | \$31,683 |
| Total Extra Features | \$600 |
| Total Market Land | \$8,300 |
| Total Ag Land | \$0 |
| Total Market | \$40,583 |
| Total Assessed | \$40,583 |
| Total Exempt | \$0 |
| Total Taxable | \$40,583 |
| SOH Diff | \$0 |

Value History

| | 2024 | 2023 | 2022 | 2021 | 2020 | 2019 |
|----------------------|----------|----------|----------|----------|----------|----------|
| Total Building | \$18,105 | \$85,932 | \$74,293 | \$62,663 | \$57,289 | \$63,615 |
| Total Extra Features | \$600 | \$600 | \$600 | \$600 | \$600 | \$600 |
| Total Market Land | \$8,300 | \$8,300 | \$8,300 | \$8,300 | \$8,217 | \$8,217 |
| Total Ag Land | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total Market | \$27,005 | \$94,832 | \$83,193 | \$71,563 | \$66,106 | \$72,432 |
| Total Assessed | \$27,005 | \$86,591 | \$78,719 | \$71,563 | \$66,106 | \$72,432 |
| Total Exempt | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total Taxable | \$27,005 | \$86,591 | \$78,719 | \$71,563 | \$66,106 | \$72,432 |
| SOH Diff | \$0 | \$8,241 | \$4,474 | \$0 | \$0 | \$0 |

Document/Transfer/Sales History

| Instrument / Official Record | Date | Q/U | Reason | Type | V/I | Sale Price | Ownership |
|---------------------------------------|------------|-----|--------|-----------------------|----------|---------------|--|
| WD 1519/479 | 2024-07-09 | Q | 01 | WARRANTY DEED | Improved | \$60,000 | Grantor: JSS INVESTMENT GROUP LLC Grantee: GRIFFIN AVE INVESTMENTS LLC |
| WD 1508/2293 | 2024-02-20 | Q | 01 | WARRANTY DEED | Improved | \$30,000 | Grantor: MCSHANE PATRICK Grantee: JSS INVESTMENT GROUP LLC |
| WD 1227/1610 | 2011-12-29 | U | 16 | WARRANTY DEED | Improved | \$100 | Grantor: TROY WILLIAMS TROY SR Grantee: PATRICK & SANDRA MCSHANE |
| AG 1184/0151 | 2009-11-01 | U | 40 | AGREEMENT FOR DEED | Improved | \$85,000 | Grantor: PATRICK & SANDRA |

| Instrument / Official Record | Date | Q/U | Reason | Type | V/I | Sale Price | Ownership |
|---------------------------------------|------------|-------------------|--------------------|-------------------------|--------------|---------------|---|
| | | | | | | | MCSHANE Grantee: TROY WILLIAMS SR |
| <u>WD</u> 1173/1061 | 2009-04-30 | <u>U</u> | <u>12</u> | WARRANTY DEED | Improved | \$31,500 | Grantor: SAXON MORTGAGE SERVICES INC Grantee: PATRICK & SANDRA MCSHANE |
| <u>CT</u> 1160/0898 | 2008-10-01 | <u>Q</u> | <u>01</u> | CERTIFICATE OF TITLE | Improved | \$100 | Grantor: CLERK OF COURT Grantee: SAXON MRTG SERVICES INC |
| <u>WD</u> 1093/1077 | 2006-08-15 | <u>Q</u> | | WARRANTY DEED | Improved | \$92,300 | Grantor: CHIRSTINA STIGLITZ Grantee: LINDA DAGOSTA |
| <u>WD</u> 1046/1571 | 2005-05-12 | <u>Q</u> | | WARRANTY DEED | Improved | \$57,000 | Grantor: BARBRA & SHAUN DENNIS TEMES JR Grantee: CHRISTINA STIGLITZ |
| <u>WD</u> 0946/0015 | 2002-02-06 | <u>Q</u> | <u>06</u> | WARRANTY DEED | Improved | \$100 | Grantor: DENNIS Y THOMAS Grantee: BARBAR DAWN THOMAS |

Buildings

Building # 1, Section # 1, 57289, SFR

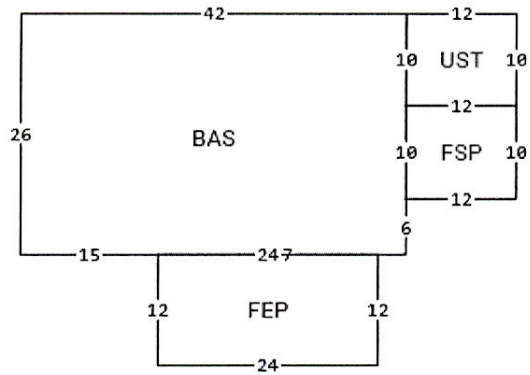
| Type | Model | Heated Sq Ft | Repl Cost New | YrBltd | WAY | Other % Dpr | Normal % Dpr | % Cond | Value |
|-------------|-----------|-----------------|------------------|--------|------|----------------|-----------------|-----------|----------|
| <u>0100</u> | <u>01</u> | 1092 | \$90,524 | 1991 | 1991 | 20.00% | 65.00% | 35.00% | \$31,683 |

Structural Elements

| Type | Description | Code | Details |
|------|----------------------|------|------------|
| EW | Exterior Wall | 15 | CONC BLOCK |
| EW | Exterior Wall | 08 | WD OR PLY |
| RS | Roof Structure | 03 | GABLE/HIP |
| RC | Roof Cover | 03 | COMP SHNGL |
| IW | Interior Wall | 05 | DRYWALL |
| IF | Interior Flooring | 01 | NONE |
| IF | Interior Flooring | 08 | SHT VINYL |
| AC | Air Conditioning | 03 | CENTRAL |
| HT | Heating Type | 04 | AIR DUCTED |
| BDR | Bedrooms | 3.00 | |
| BTH | Bathrooms | 1.00 | |
| FR | Frame | 01 | NONE |
| STR | Stories | 1. | 1. |
| AR | Architectual Type | 05 | CONV |
| COND | Condition Adjustment | 01 | 01 |
| KTCH | Kitchen Adjustment | 01 | 01 |

Subareas

| Type | Gross Area | Percent of Base | Adjusted Area |
|------------|------------|-----------------|---------------|
| <u>BAS</u> | 1,092 | 100% | 1,092 |
| <u>FFP</u> | 288 | 80% | 230 |
| <u>FSP</u> | 120 | 40% | 48 |
| <u>UST</u> | 120 | 45% | 54 |



Extra Features

| Code | Description | Length | Width | Units | Unit Price | AYB | % Good Condition | Final Value |
|------|-------------|--------|-------|-------|------------|------|------------------|-------------|
| 0169 | FENCE/WOOD | | | 1.00 | \$1,000.00 | 1993 | 50% | \$500 |
| 0166 | CONC,PAVMT | | | 1.00 | \$0.00 | 2017 | 100% | \$100 |

Land Lines

| Code | Description | Zone | Front | Depth | Units | Rate/Unit | Acreage | Total Adj | Value |
|------|-------------|--------------|--------|--------|-------|---------------|---------|-----------|---------|
| 0100 | SFR | RSF/MH- 2 | 100.00 | 105.00 | 1.00 | \$8,300.00/LT | 0.24 | 1.00 | \$8,300 |

Personal Property

None

Permits

None

TRIM Notices

2024
2023
2022

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of March 19, 2025.