

S DIV: COMM SW COR BLOCK 322,
RUN N 198 FT FOR POB, CONT N
163.9 FT, E 211 FT, SW 67.7

AMIR N LLC
3773 SW 49TH PLACE
FT LAUDERDALE, FL 33312

2026

00-00-00-14113-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		N/A 100
Frame	03	MASONRY 100
Story Height		N/A 100
RMS		N/A 100
Stories	1.	1. 100
Units		16 100
Condition Adj	02	02 100

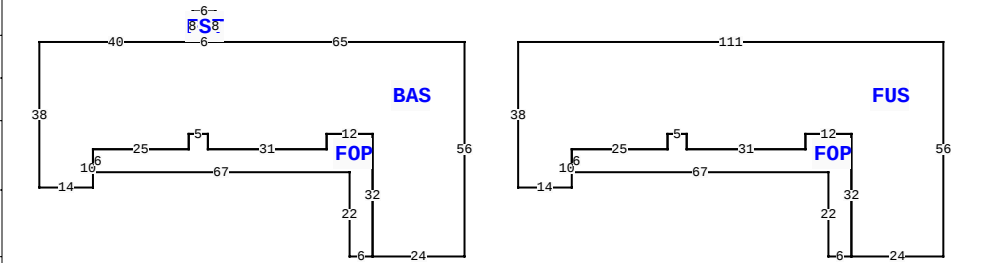
Quality	05	05
DOR CODE	0300MULTI-FAM 10+	
MAP NUM	MKT AREA	06
NEIGHBORHOOD/LOC 870317.00 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,852	100		3,852	169,885
FOP	638	30		191	8,424
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FST	48	55		26	1,147
FUS	3,852	100		3,852	169,885
TOTALS	9,028			8,112	357,765

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0260	PAVEMENT-A	0	0	0	0	9,610.00	UT	1.60	1.60	15,376
2	0166	CONC, PAVMT	0	0	0	0	465.00	UT	2.00	2.00	930
3	0164	CONC BIN	0	0	12	12	144.00	UT	11.00	11.00	1,584

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSD
1	0300	C	MULTI-FAM	0		RMF-2	0.00	0.00	33,000.00	SF	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2500	03	8,112	89.1000	64.15	520,385	1970	2000	0	0	31.25	68.75
2 M/FAM ROW 0% - 2021 Heated Area: 7704 HX Base Yr											



TOTAL OB/XF											
767 SW ALACHUA AVE, LAKE CITY											
17,890											

COLUMBIA COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 1										Tax Dist:	
BUILDING MARKET VALUE										357,765	
TOTAL MARKET OB/XF VALUE										17,890	
TOTAL LAND VALUE - MARKET										33,000	
TOTAL MARKET VALUE										408,655	
SOH/AGL Deduction										99,841	
ASSESSED VALUE										308,814	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										308,814	
TOTAL JUST VALUE										408,655	
NCON VALUE										0	
INCOME VALUE										0	
PREVIOUS YEAR MKT VALUE										415,160	

LAND:2:1: MULTI-USE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
19-0237	MULTIFAM	1,853	04/25/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1349/1330	12/06/2017	WD	Q	V	01	130,000	
GRANTOR: KENNETH & SONJA A MAR							
GRANTEE: AMIR N LLC							
1263/1882	10/16/2013	WD	U	I	11	100	
GRANTOR: JASON HOLIFIELD							
GRANTEE: KENNETH & SONJA A M							

BUILDING NOTES											
BAS=[ORIG=0,0] S38 E14 N10 E25 N4 E5 S4 E31 N4 E12 S32 E24 N56 W65 W6 W40 \$FOP=[ORIG=14,28] S6 E67 S22 E6 N32 W12 S4 W31 N4 W5 S4 W25 \$FST=[ORIG=40,-8] E6 S8 W6 N8 \$FUS=[ORIG=125,0] S38 E14 N10 E25 N4 E5 S4 E31 N4 E12 S32 E24 N56 W111 \$FOP=[ORIG=139,28] S6 E67 S22 E6 N32 W12 S4 W31 N4 W5 S4 W25 \$.											