BEG AT NW COR LOT 1 BLOCK 10 RUN
LINE OF US HWY 90 169.49 FT TO P
SW 149.50 FT, W 71 FT NE 149.50

ALMOG 1 N, LLC
3773 SW 49TH PL
FORT LAUDERDALE, FL 33312

2025

33-3S-17-06430-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

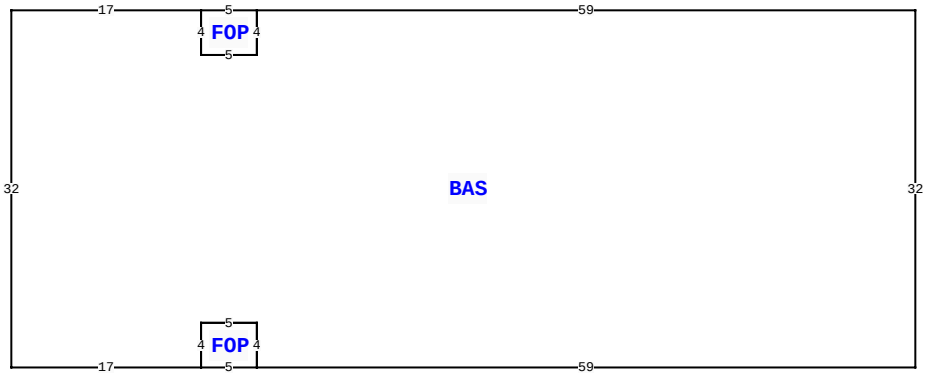
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		0 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0107	SFRES/ACLF HOME
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.060	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,552	100		2,552	21,401
FOP	20	30		6	50
FOP	20	30		6	50
TOTALS	2,592			2,564	21,502

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0707	01	2,564	59.9040	41.93	107,509	1967	1967	0	0	50	40.00	20.00

1 SFR/ACLF – 0% - 2025 Heated Area: 2552 HX Base Yr



1580 E DUVAL ST, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	21,502
TOTAL MARKET OB/XF VALUE	90
TOTAL LAND VALUE - MARKET	26,266
TOTAL MARKET VALUE	47,858
SOH/AGL Deduction	0
ASSESSED VALUE	47,858
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	47,858
TOTAL JUST VALUE	47,858
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	44,524

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049473	Remodel	60,000	03/21/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1528/829	11/25/2024	WD	U	V	30	3,500
GRANTOR: PERSONS JOSEPH N						
GRANTEE: ALMOG 1 N LLC						
1523/2618	9/18/2024	WD	U	I	11	100
GRANTOR: BARAK N, LLC						
GRANTEE: ALMOG 1 N, LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W59 FOP= W5 S4 E5 N4$ S4 W5 N4 W17 S32 E17 FOP= E5 N4 W5 S4$ N4 E5 S4 E59 N32$.

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	0166	CONC,PAVMT	0	0	3	20	60.00	UT	1.50	1.50	100	0	0	3	100	90	

LAND DESCRIPTION

TOTAL OB/XF 90

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	0107	C	SFR/ACLF	0			0.00	0.00	10,585.00	SF		1.00	1.00	1.00	2.25	2.25	23,816							
2	0000	C	VAC RES	0		CI	0.00	0.00	1,089.00	SF		1.00	1.00	1.00	2.25	2.25	2,450							

REVIEW DATE 05/24/2023 BY ME Total Acres: 0.27 Total Land Value: 26,266 Market: 0 Agricultural: 0 Common: 26,266 PRINTED 05/16/2025 BY SYS