

N DIV: LOT 2 N OF WASHINGTON ST.  
915-640, 915-642, 1168-171, WD 1

NAL DEVELOPMENTS, LLC  
3773 SW 49TH PL  
FORT LAUDERDALE, FL 33312

**2026**

00-00-00-11814-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	15	HARDTILE	80
Interior Floor	14	CARPET	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.1	1.100	
Architectual Units	05	CONV	100
Condition Adj	02	02	100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,348	111.2616	124.61	167,974	2010	2010	15	0	15.00	70.00

2 SINGLE FAM 0% - 2026 Heated Area: 1058 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		117,582
TOTAL MARKET OB/XF VALUE		1,800
TOTAL LAND VALUE - MARKET		3,200
TOTAL MARKET VALUE		122,582
SOH/AGL Deduction		0
ASSESSED VALUE		122,582
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		122,582
TOTAL JUST VALUE		122,582
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		139,700

Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 07			
NEIGHBORHOOD/LOC	830317.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,058	100		1,058	92,286
FGR	400	55		220	19,190
FOP	20	30		6	524
FOP	213	30		64	5,583
TOTALS	1,691			1,348	117,582

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1753	SFR	17	05/25/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1557/1105	12/23/2025	WD	Q	I	01	132,000
GRANTOR: GALICIA ABISAI MUNOZ						
GRANTEE: NAL DEVELOPMENTS, L						
1419/1088	9/04/2020	WD	Q	I	01	110,000
GRANTOR: NE WASHINGTON ST TRUS						
GRANTEE: ABISAI MUNOZ GALICI						

EXTRA FEATURES																
L N	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	0	800.00	UT	2.25	2.25	100	2010	2010	3	100	1,800	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W12 FOP= W23 S19 E9 N16 E14 N3\$ S3 W14 S16 W9 S19 E32 N13 FOP= E3 N5 W4 S5 E1 \$ W1 N5 E4 FGR= E20 N20 W20 S20\$ N20\$.	

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	800.00	64.00	6,400.00	SF		1.00	1.00	1.00	0.50	0.50	3,200							