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

2027

00-00-00-11814-000

BUILDING CHARACTERISTICS

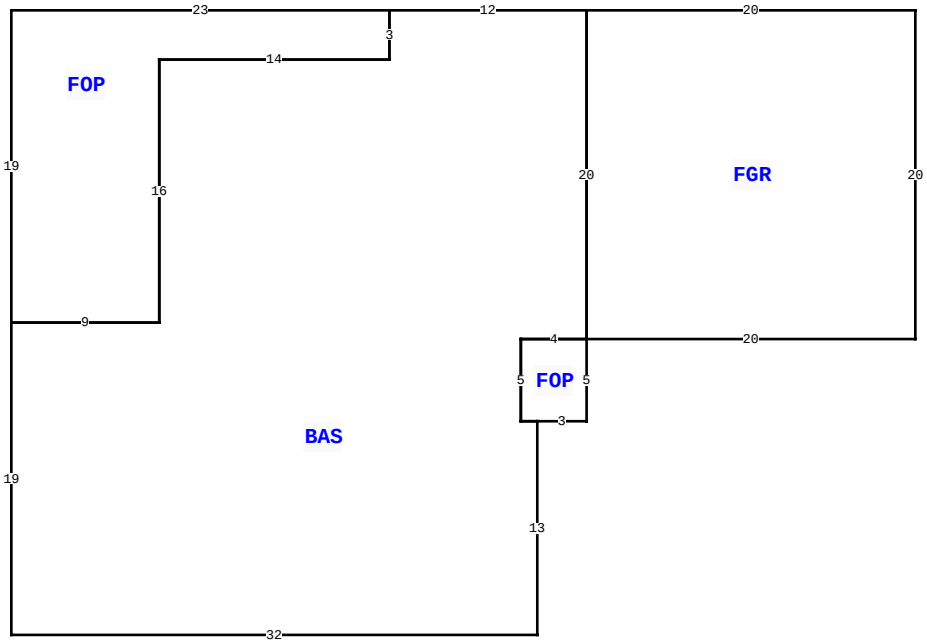
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
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	90,642
FGR	400	55		220	18,848
FOP	20	30		6	514
FOP	213	30		64	5,483
TOTALS	1,691			1,348	115,487

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	122.39	164,982	2010	2010	15	0	0	15.00	70.00

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



627 NE WASHINGTON ST, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	115,487
TOTAL MARKET OB/XF VALUE	1,800
TOTAL LAND VALUE - MARKET	3,200
TOTAL MARKET VALUE	120,487
SOH/AGL Deduction	0
ASSESSED VALUE	120,487
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	120,487
TOTAL JUST VALUE	120,487
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	122,582

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						

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$.

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	0	0	800.00	UT	2.25	2.25	100	2010	2010	3	100	1,800	

TOTAL OB/XF 1,800

LAND DESCRIPTION

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-1	100.00	64.00	6,400.00	SF		1.00	1.00	1.00	0.50	0.50	3,200							

REVIEW DATE 01/15/2026 BY TP Total Acres: 0.15 Total Land Value: 3,200 Market: 0 Agricultural: 0 Common: 3,200 PRINTED 11/17/2026 BY SYS