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

2027

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 0300 MULTI-FAM 10+

MAP NUM | MKT AREA 06

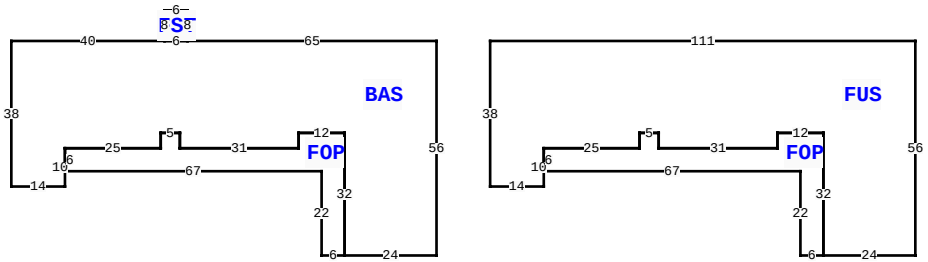
NEIGHBORHOOD/LOC 870317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,852	100		3,852	172,242
FOP	638	30		191	8,541
FOP	638	30		191	8,541
FST	48	55		26	1,163
FUS	3,852	100		3,852	172,242
TOTALS	9,028			8,112	362,728

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	65.04	527,604	1970	2000	0	0	0	31.25	68.75

2 M/FAM ROW 0% - 2021 Heated Area: 7704 HX Base Yr



767 SW ALACHUA AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	362,728
TOTAL MARKET OB/XF VALUE	17,890
TOTAL LAND VALUE - MARKET	66,000
TOTAL MARKET VALUE	446,618
SOH/AGL Deduction	106,923
ASSESSED VALUE	339,695
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	339,695
TOTAL JUST VALUE	446,618
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	446,618

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

BUILDING DIMENSIONS

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 $.

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	0260	PAVEMENT-A	0	0	0	0	9,610.00	UT	1.60	1.60	100	2021	2020		100	15,376	
2	0166	CONC,PAVMT	0	0	0	0	465.00	UT	2.00	2.00	100	2021	2020		100	930	
3	0164	CONC BIN	0	0	12	12	144.00	UT	11.00	11.00	100	2021	2020		100	1,584	

LAND DESCRIPTION

TOTAL OB/XF 17,890

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	0300	C	MULTI-FAM	0		RMF-2	0.00	0.00	33,000.00	SF		1.00	1.00	1.00	2.00	2.00	66,000							

REVIEW DATE 05/08/2024 BY TP Total Acres: 0.76 Total Land Value: 66,000 Market: 0 Agricultural: 0 Common: 66,000 PRINTED 11/17/2026 BY SYS