

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		CONSTRUCTION	
ELEMENT	CD		
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
BAS	3,852	100	
FOP	638	30	
FOP	638	30	
FST	48	55	
FUS	3,852	100	
TOTALS	9,028		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2	M/FAM ROW	0%	- 2021									Heated Area: 7704 HX Base Yr	

BAS

FUS

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
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			137,804
ASSESSED VALUE			308,814
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			308,814
TOTAL JUST VALUE			446,618
NCON VALUE			0
INCOME VALUE			
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						

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

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

BUILDING NOTES	
<p>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 \$.</p>	

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	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							