

COMM SE COR, RUN N 1417.87 FT,
W 577 FT, N 503.50 FT, W
1744.17 FT FOR POB, CONT W 180

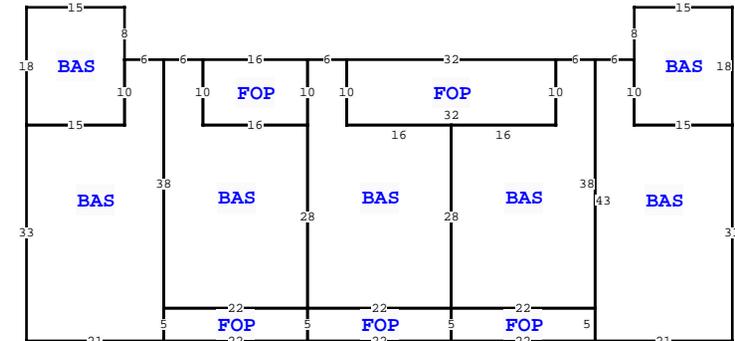
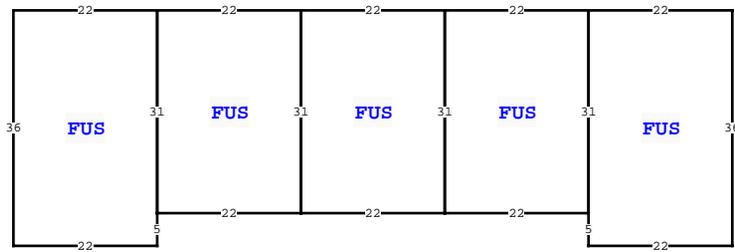
LIOR N LLC
3773 SW 49TH AVE
FORT LAUDERDALE, FL 33312

2026

18-4S-17-08480-001

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	50
Exterior Wall	31	VINYL SID	50
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1.5	100
Frame	02	WOOD FRAME	100
Common Wall		29	100
RMS		0	100
Stories	2.	2.	100
Units		5	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	04	04	
DOR CODE	0800	MULTI-FAM	<10
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	18417.300	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	270	100	
BAS	270	100	
BAS	676	100	
BAS	753	100	
BAS	753	100	
FOP	110	30	
FOP	110	30	
FOP	110	30	
TOTALS	8,514		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2200	03	7,947	85.3187	53.75	427,151	1977	1985	0	0	0	45.00	55.00
1 M/FAM LOW 0% - 0 Heated Area: 7704 HX Base Yr												



** This building has 17 Sub-Areas

BLD DATE	LGL DATE	
XF DATE	LAND DATE	04/21/2023 MLU
INC DATE	AG DATE	

2323 SW STATE ROAD 47 , LAKE CITY

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	1993
3	0296	SHED METAL	0	0	10	12	120.00	UT	5.00	5.00	100	1993

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			234,933
TOTAL MARKET OB/XF VALUE			4,900
TOTAL LAND VALUE - MARKET			33,750
TOTAL MARKET VALUE			273,583
SOH/AGL Deduction			91,232
ASSESSED VALUE			182,351
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			182,351
TOTAL JUST VALUE			273,583
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			274,576

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055176	Roof Replacement	10,000	03/05/2026
25540	MAINT/ALTR	50	02/16/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1350/2305	12/25/2017	QC	U	I	11	100
GRANTOR: HAIM NAKASH						
GRANTEE: LIOR N LLC						
1343/2402	8/31/2017	WD	Q	I	01	160,000
GRANTOR: BELLAMY INVESTMETNS I						
GRANTEE: HAIM NAKASH						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= W15 N10 BAS= N8 E15 S18 W15 N10\$ W6 BAS= W6 FOP= S10W32 N10 E32\$ S10 W16 BAS= W16 N10 W6 FOP= S10 W16 N10 E16\$ S10 BAS= W16 N10 W6 BAS= W6 BAS= N8 W15 S18 E15 N10\$ S10 W15 S33 E21 N5 FOP= E22 S5 W22 N5\$ N38\$ S38 E22 N28\$ S28 E22 FOP= S5 W22 N5 E22\$ N28\$ S28 E22 FOP= S5 W22 N5 E22\$ N28\$ S28 E22 FOP= S5 W22 N5 E22\$ N38\$ S43 E21 N33\$ PTR=N30 FUS= W22 N5 FUS= W22 FUS= W22 FUS= W22 FUS= S5 W22 N36 E22 S31\$ N31 E22 S31\$ N31 E22 S31\$ N31 E22 S31\$ N31 E22 S36\$ S30\$.												

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	0800	C	MULTI-FAM	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.50	22,500.00	33,750.00	33,750								