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

2027

18-4S-17-08480-001

BUILDING CHARACTERISTICS

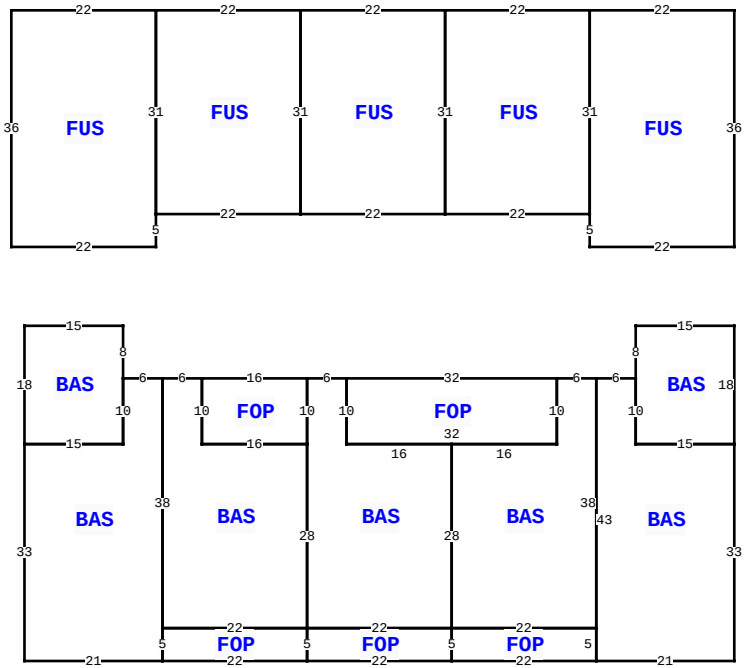
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 50
Exterior Wall	31	VINYL SID 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	270	100		270	7,982
BAS	270	100		270	7,982
BAS	676	100		676	19,984
BAS	676	100		676	19,984
BAS	676	100		676	19,984
BAS	753	100		753	22,261
BAS	753	100		753	22,261
FOP	110	30		33	976
FOP	110	30		33	976
FOP	110	30		33	976
TOTALS	8,514			7,947	234,933

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

2323 SW STATE ROAD 47 , LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

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	72,997
ASSESSED VALUE	200,586
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	200,586
TOTAL JUST VALUE	273,583
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	273,583

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

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$ 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$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	3,500	
3	0296	SHED METAL	0	0	10	12	120.00	UT	5.00	5.00	100	1993	1993	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 4,900

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	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							

REVIEW DATE 05/11/2017 BY BC Total Acres: 0.78 Total Land Value: 33,750 Market: 0 Agricultural: 0 Common: 33,750 PRINTED 11/17/2026 BY SYS