LOT 5 BLK 1 IDLEAWILE REPLAT, EX 5, RUN S 9 FT, W 76.88 FT TO LOT 77.58 FT TO POB. ALSO BEG SW COR

BARAK N LLC
3773 SW 49TH PL
FORT LAUDERDALE, FL 33312

2027

31-3S-17-06075-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

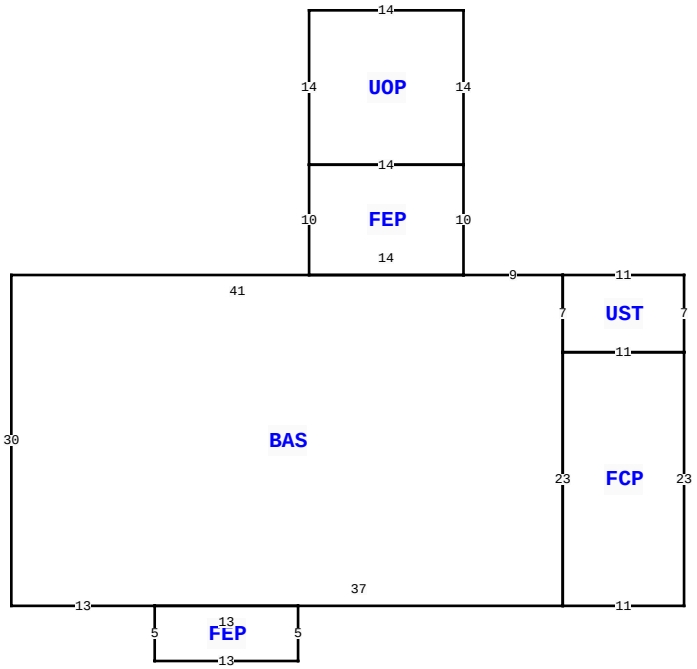
NEIGHBORHOOD/LOC 31317.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100		1,500	60,669
FCP	253	25		63	2,548
FEP	65	80		52	2,103
FEP	140	80		112	4,530
UOP	196	20		39	1,577
UST	77	45		35	1,416
TOTALS	2,231			1,801	72,843

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,801	81.7085	89.88	161,874	1960	1960	0	0	20	35.00	45.00

1 SINGLE FAM 0% - 2026 Heated Area: 1500 HX Base Yr



224 NW BURK AVE, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
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	72,843
TOTAL MARKET OB/XF VALUE	4,228
TOTAL LAND VALUE - MARKET	18,525
TOTAL MARKET VALUE	95,596
SOH/AGL Deduction	0
ASSESSED VALUE	95,596
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	95,596
TOTAL JUST VALUE	95,596
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	96,917

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1559/217	1/20/2026	WD	Q	I	01	101,000
GRANTOR: LIVINGSTON DAVID						
GRANTEE: BARAK N LLC						
1535/1475	3/13/2025	PB	U	I	18	0
GRANTOR: LIVINGSTON JEAN O						
GRANTEE: LIVINGSTON DAVID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 FEP= N10 UOP= N14 W14 S14 E14$ W14 S10 E14$ W41 S30 E13 FEP= S5 E13 N5 W13$ E37 FCP= E11 N23 W11 S23$ N23UST= E11 N7 W11 S7$ N7$.

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	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0297	SHED CONCR	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,700	
3	0280	POOL R/CON	0	0	0	0	1.00	UT	70.00	70.00	100	1993	1993	3	40	28	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
6	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 4,228

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-2	0.00	0.00	14,819.94	SF		1.00	1.00	1.00	1.25	1.25	18,525							

REVIEW DATE 07/28/2026 BY TP Total Acres: 0.34 Total Land Value: 18,525 Market: 0 Agricultural: 0 Common: 18,525 PRINTED 11/17/2026 BY SYS