

BEG AT NW COR LOT 1 BLOCK 10 RUN
LINE OF US HWY 90 169.49 FT TO P
SW 149.50 FT, W 71 FT NE 149.50

ALMOG 1 N, LLC
3773 SW 49TH PL
FORT LAUDERDALE, FL 33312

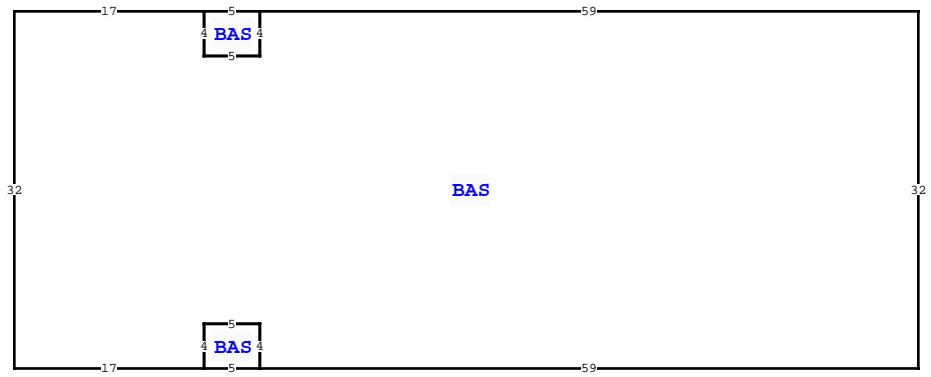
2026

33-3S-17-06430-002



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		5 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0800	MULTI-FAM <10
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.060	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	20	100
BAS	20	100
BAS	2,552	100
TOTALS	2,592	168,898

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	M/FAM LOW	0%	- 2025									Heated Area: 2592 HX Base Yr	



COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		168,898
TOTAL MARKET OB/XF VALUE		90
TOTAL LAND VALUE - MARKET		29,184
TOTAL MARKET VALUE		198,172
SOH/AGL Deduction		0
ASSESSED VALUE		198,172
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		198,172
TOTAL JUST VALUE		198,172
NCON VALUE		147,048
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		47,858

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049473	Remodel	60,000	03/21/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1528/829	11/25/2024	WD	U	V	30	3,500
GRANTOR: PERSONS JOSEPH N						
GRANTEE: ALMOG 1 N LLC						
1523/2618	9/18/2024	WD	U	I	11	100
GRANTOR: BARAK N, LLC						
GRANTEE: ALMOG 1 N, LLC						

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	0166	CONC,PAVMT	0	0	3	20		60.00	UT	1.50				90	

TOTAL OB/XF										
1580 E DUVAL ST, LAKE CITY										
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					
			05/12/2026			MLU				

BUILDING NOTES									
BUILDING DIMENSIONS									

BAS=[ORIG=0,0] W59 S4 W5 N4 W17 S32 E17 N4 E5 S4 E59 N32 \$
 BAS=[ORIG=-59,0] W5 S4 E5 N4 \$
 BAS=[ORIG=-64,32] E5 N4 W5 S4 \$

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	0800	C	MULTI-FAM	0			0.00	0.00	10,585.00	SF		1.00	1.00	1.00	2.50	2.50	26,462							
2	0000	C	VAC RES	0		CI	0.00	0.00	1,089.00	SF		1.00	1.00	1.00	2.50	2.50	2,722							