

NW DIV: E1/3 OF LOT 17.

518-421, TD 1545-573,

TAMS EMPIRE LLC
415 NW FRIENDSHIP WAY
LAKE CITY, FL 32055

2026

00-00-00-11255-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	818	38.7960	43.45	35,542	1960	1960	10	0	0	35.00	55.00	
1 SINGLE FAM 0% - 0 Heated Area: 756 HX Base Yr													
TOTALS	935		818	19,548									

488 NW WILSON ST, 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	YEAR ACTUAL
1	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0
2	0120	CLFENCE	4	0	0	0	1.00	UT	0.00	0.00	100	1993	1993

TOTAL OB/XF													
550													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0
2	0120	CLFENCE	4	0	0	0	1.00	UT	0.00	0.00	100	1993	1993

LAND DESCRIPTION													
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
1	0100	C	SFR	0			0.00	0.00	12,708.00	SF		1.00	1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	0.50	0.50	6,354							

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		19,548	
TOTAL MARKET OB/XF VALUE		550	
TOTAL LAND VALUE - MARKET		6,354	
TOTAL MARKET VALUE		26,452	
SOH/AGL Deduction		0	
ASSESSED VALUE		26,452	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		26,452	
TOTAL JUST VALUE		26,452	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		26,452	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1565	DEMOLISH	10	02/17/2010

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1545/573	7/22/2025	TD	U	I	18	11,000	

GRANTOR: CLERK OF COURT							
GRANTEE: TAMS EMPIRE LLC							

BUILDING DIMENSIONS							
BAS= W11 S5 BAS= S31 E2 USP= S7 E11 N7 W11\$ E11 USP= S7 E6 N7 W6\$ E8 N25 W10 N6 W11\$ E11 S6 E10 N11 UST= N6 W5 S6 E5\$ W5 UOP= N6 W5 S6E5\$ W5\$.							