NW DIV: COMM INTERS OF N R/W OF
R/W OF NW DIXIE AVE FOR POB, N 5
FT, S 59.71 FT TO N R/W OF NW WR

TAMS EMPIRE
415 NW FRIENDSHIP WAY
LAKE CITY, FL 32055

2026

00-00-00-11401-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	820317.00 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	2,581
TOTAL MARKET VALUE	2,581
SOH/AGL Deduction	315
ASSESSED VALUE	2,266
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,266
TOTAL JUST VALUE	2,581
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,581

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1534/2627	2/28/2025	WD	U	V	11	100

GRANTOR: MCCOOK DAVIDA TOMEKA

GRANTEE: TAMS EMPIRE

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0		00	0.00	0.00	5,162.00	SF		1.00	1.00	1.00	0.50	0.50	2,581							

REVIEW DATE BY Total Acres: 0.11 Total Land Value: 2,581 Market: 0 Agricultural: 0 Common: 2,581 PRINTED 11/07/2025 BY SYS