N DIV: E1/2 OF BLOCK 67.

539-054, 942-742, WD 1037-2911,

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

2026

00-00-00-11968-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

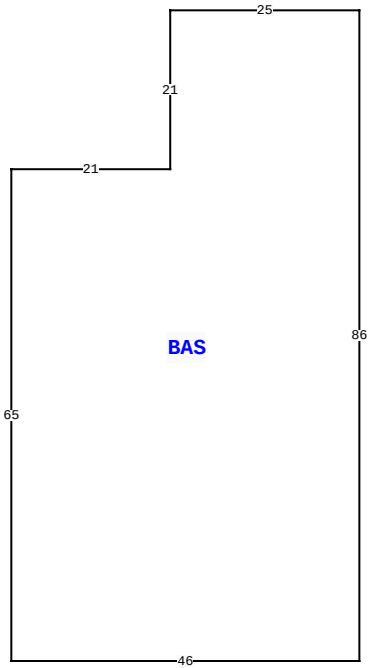
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		4 100
Frame	03	MASONRY 100
Story Height		14 100
RMS		2 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	01	01
DOR CODE	4800	WAREHOSE/DISTRB
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	830317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,515	100		3,515	15,417
TOTALS	3,515			3,515	15,417

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
8801	06	3,515	59.2800	21.93	77,084	1935	1935	0	0	30	50.00	20.00

1 C B MISC 0% - 0 Heated Area: 3515 HX Base Yr



554 NW COLUMBIA AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	15,417
TOTAL MARKET OB/XF VALUE	200
TOTAL LAND VALUE - MARKET	22,050
TOTAL MARKET VALUE	37,667
SOH/AGL Deduction	0
ASSESSED VALUE	37,667
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	37,667
TOTAL JUST VALUE	37,667
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	37,667

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1532/393	1/28/2025	WD	U	I	37	45,200
GRANTOR: JOHNSTON JIMMY H III						
GRANTEE: TAMS EMPIRE LLC						
1037/2911	8/01/2004	WD	Q	I		30,000
GRANTOR: T E CAPPS						
GRANTEE: JIMMY H JOHNSTON II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S21 W21 S65 E46 N86$.

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	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 200

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	4800	C	WAREHOUSE	0		*C-CBD	105.00	210.00	22,050.00	SF		1.00	1.00	1.00	1.00	1.00	22,050							

REVIEW DATE 07/16/2025 BY ME Total Acres: 0.51 Total Land Value: 22,050 Market: 0 Agricultural: 0 Common: 22,050 PRINTED 11/18/2025 BY SYS