BEG NW COR OF SW1/4 OF NE1/4, S LINE OF R/W OF SR-10, E ALONG R/ FT FOR POB, E 100 FT, S 12 DEG W

TAMS EMPIRE LLC

,

2026

33-3S-17-06400-000

BUILDING CHARACTERISTICS

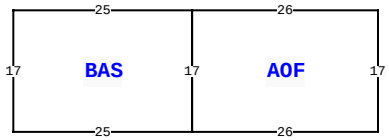
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	25	MOD METAL 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		2 100
Frame	03	MASONRY 100
Story Height		16 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.060	1.00/

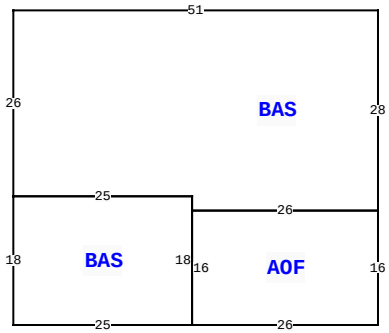
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	416	110		458	6,930
AOF	442	110		486	7,354
BAS	425	100		425	6,431
BAS	450	100		450	6,809
BAS	1,378	100		1,378	20,850
TOTALS	3,111			3,197	48,372

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6600	04	3,197	56.1359	27.51	87,949	1900	1995	0	0	0	45.00	55.00

1 VEH SALE/R 0% - 2025 Heated Area: 3111 HX Base Yr





1350 E DUVAL ST, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	48,372
TOTAL MARKET OB/XF VALUE	700
TOTAL LAND VALUE - MARKET	18,562
TOTAL MARKET VALUE	67,634
SOH/AGL Deduction	0
ASSESSED VALUE	67,634
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	67,634
TOTAL JUST VALUE	67,634
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	70,272

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052163	Electrical Servic	3,800	01/27/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1513/324	4/16/2024	WD	U	I	37	125,000
GRANTOR: JOHNSTON JIMMY H III						
GRANTEE: TAMS EMPIRE LLC						
1377/1114	1/28/2019	WD	Q	I	01	80,000
GRANTOR: BYRONELLE K WITT						
GRANTEE: JIMMY H III & JANET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W51 S26 BAS= S18 E25 N18 W25$ E25 S2 AOF= S16 E26 N16 W26$ E26 N28$ PTR= N30 AOF= N17 W26 BAS= W25 S17 E25 N17$ S17 E26$ S30$.

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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 700

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	2500	C	SRVC SHOPS	0		CI	110.00	75.00	8,250.00	SF		1.00	1.00	1.00	2.25	2.25	18,562							

REVIEW DATE 11/21/2016 BY DF Total Acres: 0.19 Total Land Value: 18,562 Market: 0 Agricultural: 0 Common: 18,562 PRINTED 11/07/2025 BY SYS