NW DIV: E1/3 OF LOT 17.
518-421, TD 1545-573,

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

2027

00-00-00-11255-000

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

488 NW WILSON ST, LAKE CITY

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

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	6,354
TOTAL MARKET VALUE	6,354
SOH/AGL Deduction	0
ASSESSED VALUE	6,354
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,354
TOTAL JUST VALUE	6,354
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	6,354

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 NOTES

BUILDING DIMENSIONS

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			0.00	0.00	12,708.00	SF		1.00	1.00	1.00	0.50	0.50	6,354							

REVIEW DATE 06/25/2025 BY HC Total Acres: 0.29 Total Land Value: 6,354 Market: 0 Agricultural: 0 Common: 6,354 PRINTED 11/17/2026 BY SYS