NW DIV: COMM INTERS OF N R/W OF LN & W R/W OF NW ALMA AVE FOR PO 64.71 FT, E 79.94 FT TO W R/W OF

TAMS EMPIRE
415 NW FRIENDSHIP WAY
LAKE CITY, FL 32055

2027

00-00-00-11401-002

BUILDING CHARACTERISTICS

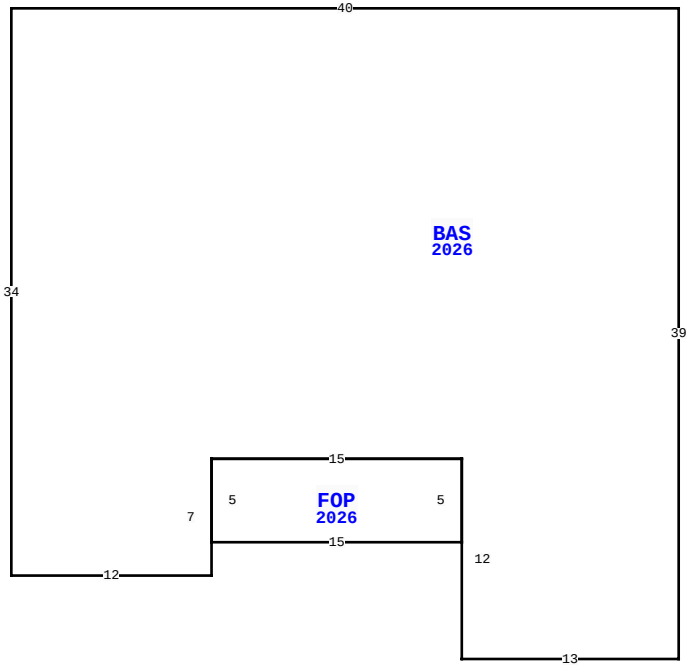
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
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
BAS	1,320	100	2026	1,320	172,788
FOP	75	30	2026	22	2,880
TOTALS	1,395			1,342	175,668

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,342	119.0000	130.90	175,668	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 0% - 2026 Heated Area: 1320 HX Base Yr



786 NW ALMA AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	175,668
TOTAL MARKET OB/XF VALUE	1,260
TOTAL LAND VALUE - MARKET	2,874
TOTAL MARKET VALUE	179,802
SOH/AGL Deduction	0
ASSESSED VALUE	179,802
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	179,802
TOTAL JUST VALUE	179,802
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	182,996

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

BAS=[YR=2026;ORIG=70,11] W40 S34 E12 N7 E15 S12 E13 N39 $
FOP=[YR=2026;ORIG=42,38] E15 S5 W15 N5 $
.

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	0166	CONC,PAVMT	0	0	0	0	420.00	UT	3.00	3.00	100	2026	2025		100	1,260	

LAND DESCRIPTION

TOTAL OB/XF 1,260

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	0100	C	SFR	0		00	0.00	0.00	5,749.00	SF		1.00	1.00	1.00	0.50	0.50	2,874							

REVIEW DATE 10/15/2025 BY HC Total Acres: 0.13 Total Land Value: 2,874 Market: 0 Agricultural: 0 Common: 2,874 PRINTED 11/17/2026 BY SYS