

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

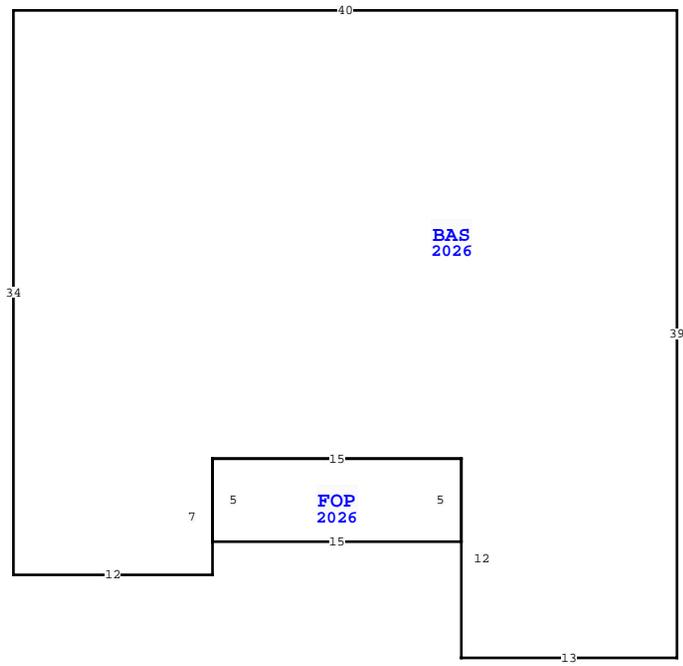
2026

00-00-00-11401-003



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	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
BAS	1,320	100	2026
FOP	75	30	2026
TOTALS	1,395		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	0%	- 2026									Heated Area: 1320 HX Base Yr	



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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			178,862
TOTAL MARKET OB/XF VALUE			1,260
TOTAL LAND VALUE - MARKET			2,581
TOTAL MARKET VALUE			182,703
SOH/AGL Deduction			0
ASSESSED VALUE			182,703
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			182,703
TOTAL JUST VALUE			182,703
NCON VALUE			180,122
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 TOMKA						
GRANTEE: TAMS EMPIRE						

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2026;ORIG=91,11] W40 S34 E12 N7 E15 S12 E13 N39 \$	
FOP=[YR=2026;ORIG=63,38] E15 S5 W15 N5 \$	

L N	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		3.00	100	2026	2025		100	1,260	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	5,162.00	SF		1.00	1.00	1.00	0.50	0.50	2,581							