

COMM AT NE COR OF S1/2 OF SE1/4
 NE1/4, RUN W 262.50 FT TO POB, W
 LINE OF NW MCCALL TER, S ALONG R

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

2026

18-3S-17-05061-000


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY STANDARD Tax Group: 2 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 24,000 TOTAL MARKET VALUE 24,000 SOH/AGL Deduction 0 ASSESSED VALUE 24,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 24,000 TOTAL JUST VALUE 24,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 24,000											
																				PERMIT NUM DESCRIPTION AMT ISSUED 000053033 Electrical Servic 05/06/2025 14724 M H 125 11/13/1998											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1539/1012 7/30/2024 WD Q I 01 20,000 GRANTOR: JAMES RANDY GRANTEE: TAMS EMPIRE LLC 1164/1564 12/19/2008 AG Q I 01 55,000 GRANTOR: D QUINCY DEAN GRANTEE: RANDY JAMES											
DOR CODE 0000 VACANT										BLD DATE										LGL DATE											
MAP NUM MKT AREA 07										XF DATE										LAND DATE 04/10/2025 MLU											
NEIGHBORHOOD/LOC 18317.00 1.00/										INC DATE										AG DATE											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS										683 NW MCCALL TER, LAKE CITY																					
EXTRA FEATURES																															
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															
																	TOTAL OB/XF 0														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		RSF-1	0.00	0.00	3.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	24,000														
REVIEW DATE 05/13/2025 BY TW Total Acres: 3.00 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 06/23/2026 BY SYS																															