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

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	18317.00	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

683 NW MCCALL TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

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		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 05/08/2026 BY SYS