LOT 2 CRS BASCOM NORRIS AT LAKE
WD 1386-2088, QC 1398-2750, WD 1

COLUMBIA COUNTY, FLORIDA
135 NE HERNANDO AVE
LAKE CITY, FL 32055

2026

25-3S-16-02284-102

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8086	COUNTY VAC	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	25316.030 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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		143,383
TOTAL MARKET VALUE		143,383
SOH/AGL Deduction		1,434
ASSESSED VALUE		141,949
TOTAL EXEMPTION VALUE	03	141,949
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		143,383
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		129,045

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38430	COMMERCIAL	2,160	08/02/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1504/1592	12/08/2023	WD	U	V	18	150,000
GRANTOR: TAC HOLDINGS LLC						
GRANTEE: COLUMBIA COUNTY						
1398/2750	11/15/2019	QC	U	V	11	100
GRANTOR: CONCEPT DEVELOPMENT I						
GRANTEE: TAC LAND HOLDINGS L						

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		CI	0.00	0.00	119,486.00	SF		1.00	1.00	0.80	1.50	1.20	143,383							

REVIEW DATE 05/12/2026 BY MLU Total Acres: 2.74 Total Land Value: 143,383 Market: 0 Agricultural: 0 Common: 143,383 PRINTED 06/23/2026 BY SYS