

Columbia County Property Appraiser

Jeff Hampton

2022 Working Values

updated: 7/14/2022

Parcel: << **34-3S-16-02484-001 (10342)** >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Owner	FIFTH GENERATION REAL ESTATE HOLDINGS LLC 545 SE RODNEY DICKS DR LAKE CITY, FL 32025		
Site	3739 W US HIGHWAY 90, LAKE CITY		
Description*	COMM INTER OF E LINE OF SEC & N R/W US-90, RUN W ALONG R/W 101.30 FT FOR POB, CONT W ALONG R/W 231.45 FT, N 442.07 FT, E 230 FT, S 416.15 FT TO POB. (OLD SHONEY'S) ORB 476-210, SWD 1211-499,		
Area	2.279 AC	S/T/R	34-3S-16
Use Code**	STORES/1 STORY (1100)	Tax District	1

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2021 Certified Values		2022 Working Values	
Mkt Land	\$421,874	Mkt Land	\$477,790
Ag Land	\$0	Ag Land	\$0
Building	\$163,782	Building	\$183,556
XFOB	\$14,200	XFOB	\$14,200
Just	\$599,856	Just	\$675,546
Class	\$0	Class	\$0
Appraised	\$599,856	Appraised	\$675,546
SOH Cap [?]	\$0	SOH Cap [?]	\$15,704
Assessed	\$599,856	Assessed	\$675,546
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$599,856 city:\$599,856 other:\$0 school:\$599,856	Total Taxable	county:\$659,842 city:\$659,842 other:\$0 school:\$675,546



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
3/2/2011	\$640,000	1211/0499	WD	I	Q	01

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	STORE RETL (3500)	1982	6044	6146	\$183,556

*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
0260	PAVEMENT-ASPHALT	1993	\$10,000.00	1.00	0 x 0
0166	CONC,PAVMT	1993	\$1,000.00	1.00	0 x 0
0253	LIGHTING	1993	\$3,200.00	4.00	0 x 0

Land Breakdown