

Columbia County Property Appraiser

Jeff Hampton

2022 Working Values

updated: 4/21/2022

Parcel: << **36-3S-16-02609-000 (10644)** >>

Owner & Property Info

Result: 1 of 1

Owner	LAKE CITY K AUTOMOTIVE MANAGEMENT LLC 1101 E FLETCHER AVE TAMPA, FL 33612		
Site	2528 W US HIGHWAY 90, LAKE CITY		
Description*	COMM SW COR OF SEC, E ALONG SEC LINE 878.90 FT FOR POB, CONT E 151.31 FT, N 694.08 FT, W 150 FT, S 712.81 FT TO POB. 369-684, 370-472 THRU 483, 751-643, TR 892-2513,2516, 892-2216, WD 1135-1229, WD 935-1671, WD 1269-2307, DC 1269-2302, ANNEX ORD 1302-2530 ...more>>>		
Area	2.381 AC	S/T/R	36-3S-16
Use Code**	VEH SALE/REPAIR (2700)	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	\$650,494	Mkt Land	\$650,494
Ag Land	\$0	Ag Land	\$0
Building	\$495,292	Building	\$501,312
XFOB	\$82,874	XFOB	\$82,874
Just	\$1,228,660	Just	\$1,234,680
Class	\$0	Class	\$0
Appraised	\$1,228,660	Appraised	\$1,234,680
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$1,228,660	Assessed	\$1,234,680
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$1,228,660 city:\$1,228,660 other:\$0 school:\$1,228,660	Total Taxable	county:\$1,234,680 city:\$1,234,680 other:\$0 school:\$1,234,680



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
6/30/2016	\$2,262,900	1318/0518	WD	I	U	37
2/10/2014	\$0	1269/2307	WD	V	U	11
11/1/2007	\$500,000	1135/1229	WD	I	U	03
8/8/2001	\$100	0935/1671	WD	V	U	03

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	VEH SHRM (6604)	2016	8200	9700	\$501,312

*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	1984	\$14,850.00	27000.00	0 x 0
0140	CLFENCE 6	0	\$4,760.00	1360.00	0 x 0
0260	PAVEMENT-ASPHALT	2016	\$48,640.00	30400.00	0 x 0
0166	CONC.PAVMT	2016	\$2,624.00	1312.00	0 x 0
0253	LIGHTING	2016	\$12,000.00	8.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
2700	AUTO SALES (MKT)	56,250.000 SF (1.291 AC)	1.0000/1.0000 1.0000/ /	\$10 /SF	\$562,500
2700	AUTO SALES (MKT)	30,750.000 SF (0.705 AC)	1.0000/1.0000 1.0000/ /	\$2 /SF	\$56,888
1000	VACANT COMMERCIAL (MKT)	16,814.000 SF (0.385 AC)	1.0000/1.0000 1.0000/ /	\$2 /SF	\$31,106

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