

Columbia County Property Appraiser

Jeff Hampton

2024 Working Values

updated: 8/22/2024

Parcel: << **36-3S-16-02619-001 (10721)** >>

Owner & Property Info

Result: 1 of 1

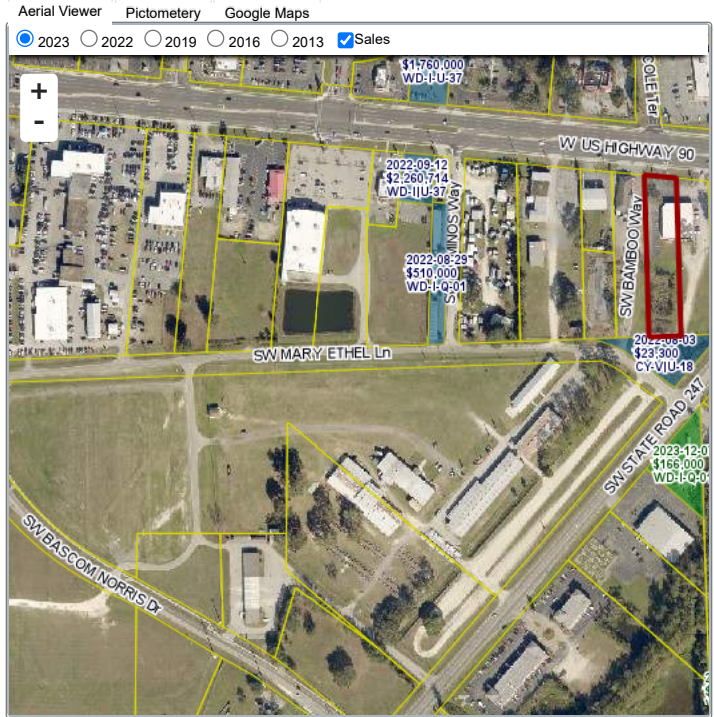
Owner	VYP, LLC 794 SW MANDIBI DR LAKE CITY, FL 32024		
Site	2240 W US HIGHWAY 90, LAKE CITY		
Description*	COMM SE COR OF SW1/4, RUN W 50 FT FOR POB, CONT W 100 FT, N 503.60 FT TO S R/W US-90, E ALONG R/W 100 FT, S 492.75 FT TO POB. 755-420, 827-155, WD 1086-581, CT 1218-1083, WD 1232-944		
Area	1.146 AC	S/T/R	36-3S-16
Use Code**	STORES/1 STORY (1100)	Tax District	2

*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

2023 Certified Values		2024 Working Values	
Mkt Land	\$494,622	Mkt Land	\$623,260
Ag Land	\$0	Ag Land	\$0
Building	\$169,976	Building	\$121,525
XFOB	\$15,992	XFOB	\$15,992
Just	\$680,590	Just	\$760,777
Class	\$0	Class	\$0
Appraised	\$680,590	Appraised	\$760,777
SOH/10% Cap	\$0	SOH/10% Cap	\$12,128
Assessed	\$680,590	Assessed	\$760,777
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$680,590 city:\$0 other:\$0 school:\$680,590	Total Taxable	county:\$748,649 city:\$0 other:\$0 school:\$760,777

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
3/30/2012	\$400,000	1232 / 944	WD	I	U	12
7/13/2011	\$100	1218 / 1083	CT	I	U	18
5/26/2006	\$850,000	1086 / 581	WD	I	Q	
8/19/1996	\$195,000	827 / 155	WD	V	Q	
12/20/1991	\$110,000	755 / 420	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	STORE RETL (3500)	1996	5440	5440	\$121,525

*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

Code	Desc	Year Blt	Value	Units	Dims
0166	CONC,PAVMT	1996	\$1,992.00	996.00	0 x 0
0260	PAVEMENT-ASPHALT	1996	\$13,200.00	15000.00	0 x 0
0130	CLFENCE 5	2017	\$800.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
1100	STORE 1FLR (MKT)	40,100.000 SF (0.920 AC)	1.0000/1.0000 1.0000/ /	\$15 /SF	\$601,500
1000	VACANT COMMERCIAL (MKT)	7,250.000 SF (0.166 AC)	1.0000/1.0000 1.0000/ /	\$3 /SF	\$21,750
9601	RETENTION AREA (MKT)	0.060 AC	1.0000/1.0000 1.0000/ /	\$175 /AC	\$10

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