

Columbia County Property Appraiser

Jeff Hampton

2022 Working Values

updated: 2/24/2022

Parcel: << **36-3S-16-02621-001 (10725)** >>

Owner & Property Info

Result: 1 of 1

Owner	BRIAN'S SPORTS LLC 2282 WEST US HWY 90 LAKE CITY, FL 32055		
Site	2282 W US HIGHWAY 90, LAKE CITY		
Description*	COMM SE COR OF SE1/4 OF SW1/4, RUN W 250 FT FOR POB, RUN N 514.53 FT TO S R/W US HWY 90, RUN W ALONG R/W, 100.50 FT, S 525.3 FT TO SEC LINE, E 100 FT TO POB. WD 920-2007, WD 1250-1757, WD 1322-15,		
Area	1.198 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

2021 Certified Values		2022 Working Values	
Mkt Land	\$264,508	Mkt Land	\$264,508
Ag Land	\$0	Ag Land	\$0
Building	\$89,018	Building	\$89,018
XFOB	\$2,980	XFOB	\$2,980
Just	\$356,506	Just	\$356,506
Class	\$0	Class	\$0
Appraised	\$356,506	Appraised	\$356,506
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$356,506	Assessed	\$356,506
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$356,506 city:\$0 other:\$0 school:\$356,506	Total Taxable	county:\$356,506 city:\$0 other:\$0 school:\$356,506



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
9/13/2016	\$100	1322/0015	WD	I	U	30
3/1/2013	\$405,000	1250/1757	WD	I	U	30
2/16/2001	\$150,000	0920/2007	WD	V	U	09

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	PREF M B R (8800)	1985	3604	4875	\$89,018

*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	0	\$2,480.00	1.00	0 x 0
0120	CLFENCE 4	2017	\$500.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
1100	STORE 1FLR (MKT)	25,250.000 SF (0.579 AC)	1.0000/1.0000 1.0000/.8500000 /	\$9 /SF	\$214,625
1000	VACANT COMMERCIAL (MKT)	26,964.000 SF (0.619 AC)	1.0000/1.0000 1.0000/ /	\$2 /SF	\$49,883

Search Result: 1 of 1