

COLUMBIA COUNTY

Property Appraiser

Parcel 34-3S-16-02491-002

Owners

CBI UNLIMITED 1, INC
P O BOX 1514
LAKE CITY, FL 32056

GSA GIS

Pictometry

Parcel Summary

Location	4158 W US HIGHWAY 90
Use Code	1700: OFFICE BLD 1STY
Tax District	2: COUNTY
Acreage	1.9300
Section	34
Township	3S
Range	16
Subdivision	DIST 2

Additional Site Addresses

4160 W US HIGHWAY 90
4158 W US HIGHWAY 90
4158 W US HIGHWAY 90
4158 W US HIGHWAY 90
4158 W US HIGHWAY 90
4158 W US HIGHWAY 90
4158 W US HIGHWAY 90



Legal Description

COMM INTERS W LINE OF SW 1/4 OF THE SE1/4 & N
R/W CR-252, RUN NE 300 FT FOR POB, RUN N 500.34
FT, E 104.64 FT, NE 141.65 FT TO S R/W OF US-90,
SE ALONG R/W 120.58 FT, SW 559.43 FT TO
N R/W OF CR-252, SW ALONG R/W 120 FT TO POB.

Working Values

	2025
Total Building	\$396,757
Total Extra Features	\$17,250
Total Market Land	\$500,222
Total Ag Land	\$0
Total Market	\$914,229
Total Assessed	\$914,229
Total Exempt	\$0
Total Taxable	\$914,229
SOH Diff	\$0

Value History

	2024	2023	2022	2021	2020	2019
Total Building	\$380,793	\$364,409	\$73,022	\$67,313	\$70,714	\$72,826
Total Extra Features	\$17,250	\$17,250	\$27,490	\$27,490	\$27,490	\$27,490
Total Market Land	\$500,222	\$425,189	\$425,189	\$375,167	\$375,124	\$375,124
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$898,265	\$806,848	\$525,701	\$469,970	\$473,328	\$475,440
Total Assessed	\$898,265	\$806,848	\$516,967	\$469,970	\$473,328	\$475,440
Total Exempt	\$0	\$0	\$0	\$0	\$0	\$0
Total Taxable	\$898,265	\$806,848	\$516,967	\$469,970	\$473,328	\$475,440
SOH Diff	\$0	\$0	\$8,734	\$0	\$0	\$0

Document/Transfer/Sales History

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
WD 1518/792	2024-06-28	U	11	WARRANTY DEED	Improved	\$100	Grantor: CLARY THOMAS A Grantee: CBI UNLIMITED 1, INC
QC 1509/1635	2023-10-18	U	11	QUIT CLAIM DEED	Improved	\$100	Grantor: CBI UNLIMITED, INC Grantee: CLARY THOMAS A

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
<u>WD</u> 1464/1174	2022-04-14	<u>Q</u>	<u>03</u>	WARRANTY DEED	Improved	\$555,000	Grantor: MINI-STORAGE & RECORD STORAGE OF LAKE CITY INC Grantee: CBI UNLIMITED, INC
<u>WD</u> 1270/1954	2014-03-04	<u>Q</u>	<u>01</u>	WARRANTY DEED	Improved	\$1,390,000	Grantor: DDP CORPORATION Grantee: MINI-STORAGE & RECORD STORAGE OF LAKE CITY
<u>WD</u> 0831/0818	1996-11-26	<u>Q</u>	<u>01</u>	WARRANTY DEED	Improved	\$100	Grantor: O P DAUGHTRY JR Grantee: O P DAUGHTRY III
<u>WD</u> 0588/0231	1986-03-01	<u>Q</u>	<u>01</u>	WARRANTY DEED	Vacant	\$75,000	Grantor: A C MILTON, W W BLANTON, D B H ODOMS, M POOLE Grantee: DDP CORP & O P DAUGHTRY JR

Buildings

Building # 5, Section # 1, 67347, COMMERCIAL BLDGS

Type	Model	Heated Area	Gross Area	Repl Cost New	YrBltd	Year Eff	Other % Dpr	Normal % Dpr	% Cond	Value
<u>4900</u>	<u>04</u>	2196	2501	\$168,854	1988	1988	0.00%	50.00%	50.00%	\$84,427

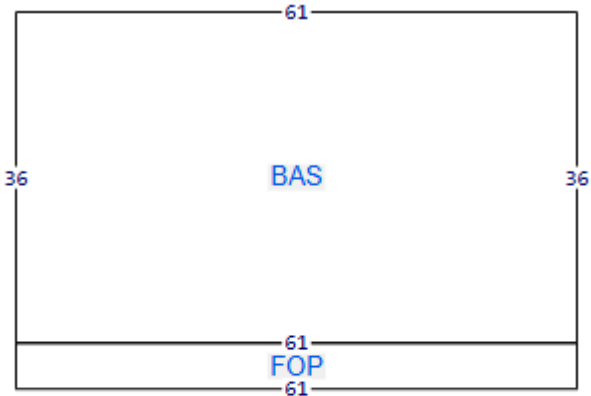
Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	19	COMMON BRK
EW	Exterior Wall	10	ABOVE AVG.
RS	Roof Structure	04	WOOD TRUSS
RC	Roof Cover	03	COMP SHNGL
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	14	CARPET
CE	Ceiling	02	F.NOT SUS
AC	Air Conditioning	06	ENG CENTRL
HT	Heating Type	09	ENG F AIR
FIX	Fixtures	9.00	

Type	Description	Code	Details
FR	Frame	02	WOOD FRAME
SH	Story Height	10.00	
RMS	RMS	12.00	
STR	Stories	1.	1.
COND	Condition Adjustment	03	03

Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
BAS	2,196	100%	2,196
FOP	305	30%	92



Building # 6, Section # 1, WAREHOUSE

Type	Model	Heated Area	Gross Area	Repl Cost New	YrBlt	Year Eff	Other % Dpr	Normal % Dpr	% Cond	Value
8801	06	5600	5600	\$194,277	1990	2015	0.00%	7.00%	93.00%	\$180,678

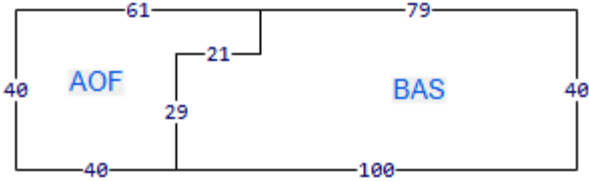
Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	15	CONC BLOCK
EW	Exterior Wall	08	WD OR PLY
RS	Roof Structure	04	WOOD TRUSS
RC	Roof Cover	14	PREFIN MT
IW	Interior Wall	01	MINIMUM
IF	Interior Flooring	03	CONC FINSH
CE	Ceiling	04	NONE
AC	Air Conditioning	01	NONE
HT	Heating Type	01	NONE
FIX	Fixtures	5.00	
FR	Frame	03	MASONRY

Type	Description	Code	Details
SH	Story Height	10.00	
RMS	RMS	3.00	
STR	Stories	1.	1.
COND	Condition Adjustment	03	03

Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
AOF	1,831	150%	2,746
BAS	3,769	100%	3,769



Building # 7, Section # 1, WAREHOUSE

Type	Model	Heated Area	Gross Area	Repl Cost New	YrBlt	Year Eff	Other % Dpr	Normal % Dpr	% Cond	Value
8801	06	4600	4600	\$141,561	1986	2015	0.00%	7.00%	93.00%	\$131,652

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	15	CONC BLOCK
EW	Exterior Wall	08	WD OR PLY
RS	Roof Structure	04	WOOD TRUSS
RC	Roof Cover	03	COMP SHNGL
IW	Interior Wall	01	MINIMUM
IF	Interior Flooring	03	CONC FINSH
CE	Ceiling	04	NONE
AC	Air Conditioning	01	NONE
HT	Heating Type	01	NONE
FIX	Fixtures	2.00	
FR	Frame	03	MASONRY
SH	Story Height	10.00	

Type	Description	Code	Details
RMS	RMS	3.00	
STR	Stories	1.	1.
COND	Condition Adjustment	03	03

Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
AOF	600	150%	900
BAS	4,000	100%	4,000

30 AOF 30	200 BAS 200
--	--

Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value
0260	PAVEMENT- ASPHALT			1.00	\$14,400.00	1993	50%	\$7,200
0140	CLFENCE 6			1.00	\$0.00	1993	100%	\$2,710
0010	BARN,BLK	232	20	4640.00	\$1.00	1986	100%	\$4,640
0010	BARN,BLK	270	10	2700.00	\$1.00	1990	100%	\$2,700

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
1700	1STORY OFF	00	.00	.00	84,071.00	\$10.00/SF	1.93	0.60	\$500,222

Personal Property

Account	Secured/ Unsecured	Owner	Description
14982-100	Unsecured	TAX PLUS SOLUTIONS INC	B - BUSINESS

Permits

Date	Permit	Type	Status	Description
Jun 6, 2022	000044578	REMODEL	COMPLETED	Remodel
Jun 1, 2022	000044546	REROOF COMM	IMPORTED	Roof Replacement or Repair
Oct 4, 2021	000042841	REROOF SFR	COMPLETED	Roof Replacement or Repair

TRIM Notices

2024

2023

2022

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of July 31, 2025.

