## **Columbia County Property Appraiser**

Parcel: << 36-3S-16-02590-001 (10628) >>>

Owner & Pr	operty Info	Result: 1 of 1			
Owner	CP LAKE CITY LLC 2207 ORCHARD LAKE RD SYLVAN LAKE, MI 48320				
Site	1705 W US HIGHWAY 90, LAKE CITY				
Description*	COMM NE COR OF NE1/4 OF SE1/4, RUN S 208 FT, FT, S 655.47 FT, SE 396.47 FT, S 400.61 FT, NE 368.7 NE ALONG RW 687.68 FT, N 1145.72 FT TO POB, EX 818-1672, Dmore>>>	70 FT, S 321.56	FT TO N R/W US-90,		
Area	18.82 AC	S/T/R	36-3S-16		
	OFFICE DLD 40TV (4700)	T D:			

Use Code\*\* OFFICE BLD 1STY (1700) Tax District 2 \*The <u>Description</u> above is not to be used as the Legal Description for this parcel in any legal transaction.
\*\*The <u>Use Code</u> is a FL Dept. of Revenue (DDR) 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

2024 Certified Values	:	2025 Working Values
\$1,441,203	Mkt Land	\$1,441,203
\$0	Ag Land	\$0
\$11,306	Building	\$11,306
\$300	XFOB	\$300
\$1,452,809	Just	\$1,452,809
\$0	Class	\$0
\$1,452,809	Appraised	\$1,452,809
\$0	SOH/10% Cap	\$0
\$1,452,809	Assessed	\$1,452,809
\$0	Exempt	\$0
county:\$1,452,809 city:\$0 other:\$0 school:\$1,452,809	Total Taxable	county:\$1,452,809 city:\$0 other:\$0 school:\$1,452,809
	\$1,441,203 \$0 \$11,306 \$300 \$1,452,809 \$0 \$1,452,809 \$0 \$1,452,809 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$1,441,203 Mkt Land \$0 Ag Land \$11,306 Building \$300 XFOB \$1,452,809 Just \$0 Class \$1,452,809 Appraised \$0 SOH/10% Cap \$1,452,809 Assessed \$0 Exempt

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.

## 2025 Working Values updated: 10/24/2024



▼ Sales History							
Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode	
8/7/2023	\$1,740,000	1498 / 223	WD	I	Q	01	
6/13/2023	\$680,000	1493 / 1147	WD	I	U	30	
6/1/2021	\$1,600,000	1439 / 1242	WD	I	Q	01	
1/19/2017	\$0	1332 / 1205	WD	I	U	30	
5/26/2005	\$0	1048 / 565	WD	I	Q	01	
5/26/2004	\$0	1017 / 279	WD	I	Q	01	
12/10/2002	\$100	970 / 2581	WD	I	Q	01	
2/20/2002	\$100	948 / 1071	WD	I	Q	01	

■ Building Characteristics								
Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value			
Sketch	SINGLE FAM (0100)	1920	1138	1270	\$11,306			

▼ Extra Features & Out Buildings						
	Code	Desc	Year Blt	Value	Units	Dims
	0204	SHED WOODA/INVI	3000	\$300.00	1.00	6 × 6

02	0294 SHED WOOD/VINYL		2000 \$300.00		1.00	6 x 6			
<b>▼</b> Land	▼ Land Breakdown								
Code	Desc	Units	Adjustments		Eff Rate	Land Value			

Code	Desc	Units	Adjustments	Eff Rate	Land Value
1700	1STORY OFF (MKT) 0.520 AC		1.0000/1.0000 1.0000/ /	\$120,000 /AC	\$62,400
9105	TOWER SITE (MKT)	43,560.000 SF (1.000 AC)	1.0000/1.0000 1.0000/.5000000 /	\$1 /SF	\$29,403
9900	AC NON-AG (MKT)	17.300 AC	1.0000/1.0000 1.0000/.6500000 /	\$78,000 /AC	\$1,349,400

Search Result: 1 of 1

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by: GrizzlyLogic.com

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