

Permit #41839

321-388-8871

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(45)

## Columbia County Property Appraiser

Jeff Hampton

2021 Working Values

updated: 4/29/2021

Parcel: &lt;&lt; 21-4S-17-08638-002 (32058) &gt;&gt;

Aerial Viewer Pictometry Google Maps

## Owner &amp; Property Info

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Owner	NFR HOLDINGS LLC 287 SE ROXANNE CT LAKE CITY, FL 32025		
Site	290 ROXANNE CT		
Description*	BEG SW COR OF NW1/4 OF SE1/4, RUN N 1283.97 FT TO S R/W CR-133-B, E ALONG R/W 849.15 FT, S 1280.54 FT, W 849.16 FT TO POB. ORB 604-25, 653-741, 774-1599, 784-557, 844-2270, 846-690, WD 1074-1038. (OLD LAKE CITY SPEEDWAY)		
Area	25 AC	S/T/R	21-4S-17
Use Code**	RACE TRACKS,ALL (3700)	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 &amp; Assessment Values

2020 Certified Values		2021 Working Values	
Mkt Land	\$122,983	Mkt Land	\$122,984
Ag Land	\$0	Ag Land	\$0
Building	\$13,424	Building	\$13,845
XFOB	\$52,030	XFOB	\$52,030
Just	\$188,437	Just	\$188,859
Class	\$0	Class	\$0
Appraised	\$188,437	Appraised	\$188,859
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$188,437	Assessed	\$188,859
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$188,437 city:\$188,437 other:\$188,437 school:\$188,437	Total Taxable	county:\$188,859 city:\$0 other:\$0 school:\$188,859



## Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
2/15/2006	\$24,400	1074/1038	WD	I	U	01
8/27/1997	\$140,000	0846/0690	WD	I	Q	
8/27/1997	\$122,971	0844/2270	CT	I	U	11
12/11/1993	\$155,000	0784/0557	WD	I	Q	
4/26/1993	\$116,300	0774/1599	WD	I	U	12
6/1/1988	\$150,000	0653/0741	WD	I	U	

## Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MOBILE HME (0800)	1980	616	616	\$5,374
Sketch	MOBILE HME (0800)	1984	924	924	\$8,471

\*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 &amp; Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
0294	SHED WOOD/VINYL	0	\$4,500.00	1.00	36 x 18
0140	CLFENCE 6	0	\$3,460.00	1.00	0 x 0
0140	CLFENCE 6	0	\$3,180.00	1.00	0 x 0
0140	CLFENCE 6	0	\$1,130.00	1.00	0 x 0
0294	SHED WOOD/VINYL	0	\$4,000.00	1.00	27 x 22
0211	GAS TANK	0	\$1,000.00	1.00	0 x 0
0294	SHED WOOD/VINYL	0	\$3,320.00	1.00	0 x 0
0044	BLEACHERS	0	\$16,320.00	8160.00	240 x 34
0040	BARN,POLE	2017	\$15,120.00	4032.00	42 x 96

## Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
3700	RACE TRACK (MKT)	25.000 AC	1.0000/1.0000 1.0000/1.3000000 /	\$4,869 /AC	\$121,734
9947	SEPTIC (MKT)	1.000 UT (0.000 AC)	1.0000/1.0000 1.0000/ /	\$1,250 /UT	\$1,250

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