

Columbia County Property Appraiser

Jeff Hampton

2024 Working Values

updated: 3/14/2024

Parcel: 33-3S-16-02433-053 (9634)

Owner & Property Info

Result: 1 of 1

|              |                                                                                                                                                                                                                                                                             |              |          |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|----------|
| Owner        | LAKE CITY 146 MEDICAL PROPERTIES LLC<br>800 W MADISON ST<br>STE 400<br>CHICAGO, IL 60607                                                                                                                                                                                    |              |          |
| Site         | 146 SW ORTHOPAEDIC CT, LAKE CITY                                                                                                                                                                                                                                            |              |          |
| Description* | COMM NE COR OF LOT 14, CYPRESS LAKE PHASE 3 S/D, RUN E 204.36 FT, N 192.79 FT TO S R/W OF US HWY 90, SE ALONG R/W 38.39 FT, CONT SE ALONG R/W 337.49 FT FOR POB, CONT SE ALONG R/W 249.79 FT, CONT SE 161.85 FT, SW 93.50 FT, S 17.45 FT, SW 199.42 FT, SW 31.42 ...more>>> |              |          |
| Area         | 3.089 AC                                                                                                                                                                                                                                                                    | S/T/R        | 33-3S-16 |
| Use Code**   | PROFESS SVC/BLD (1900)                                                                                                                                                                                                                                                      | Tax District | 2        |

\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

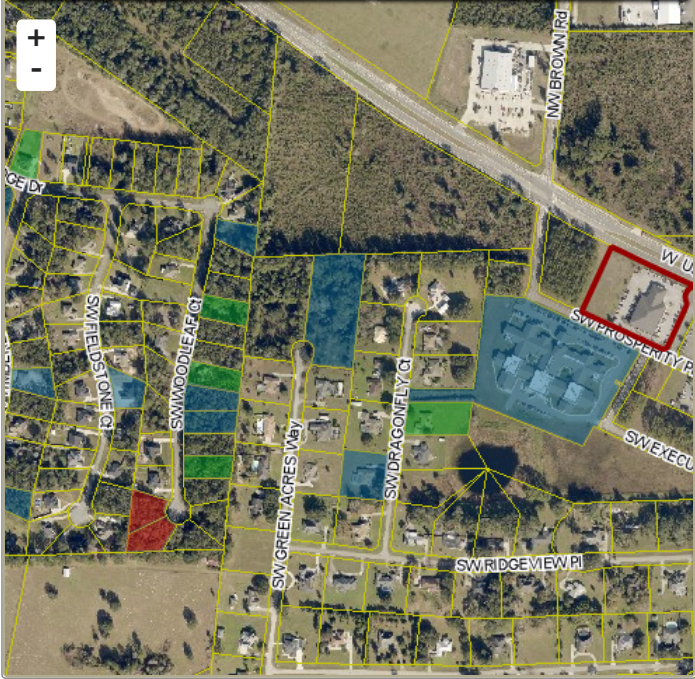
\*\*The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

| 2023 Certified Values |                                                          | 2024 Working Values |                                                          |
|-----------------------|----------------------------------------------------------|---------------------|----------------------------------------------------------|
| Mkt Land              | \$575,415                                                | Mkt Land            | \$575,415                                                |
| Ag Land               | \$0                                                      | Ag Land             | \$0                                                      |
| Building              | \$1,342,979                                              | Building            | \$1,327,542                                              |
| XFOB                  | \$111,734                                                | XFOB                | \$111,734                                                |
| Just                  | \$2,030,128                                              | Just                | \$2,014,691                                              |
| Class                 | \$0                                                      | Class               | \$0                                                      |
| Appraised             | \$2,030,128                                              | Appraised           | \$2,014,691                                              |
| SOH Cap [?]           | \$0                                                      | SOH Cap [?]         | \$0                                                      |
| Assessed              | \$2,030,128                                              | Assessed            | \$2,014,691                                              |
| Exempt                | \$0                                                      | Exempt              | \$0                                                      |
| Total Taxable         | county:\$2,030,128 city:\$0 other:\$0 school:\$2,030,128 | Total Taxable       | county:\$2,014,691 city:\$0 other:\$0 school:\$2,014,691 |

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



Sales History

| Sale Date  | Sale Price  | Book/Page | Deed | V/I | Qualification (Codes) | RCode |
|------------|-------------|-----------|------|-----|-----------------------|-------|
| 5/23/2018  | \$3,131,000 | 1361/1527 | WD   | I   | U                     | 30    |
| 10/30/2007 | \$740,000   | 1135/1455 | WD   | V   | Q                     |       |

Building Characteristics

| Bldg Sketch | Description*      | Year Blt | Base SF | Actual SF | Bldg Value  |
|-------------|-------------------|----------|---------|-----------|-------------|
| Sketch      | OFFICE MED (5200) | 2008     | 17590   | 20060     | \$1,327,542 |

\*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  |
|------|------------------|----------|-------------|----------|-------|
| 0164 | CONC BIN         | 2008     | \$1,680.00  | 120.00   | 0 x 0 |
| 0166 | CONC,PAVMT       | 2008     | \$4,035.00  | 1345.00  | 0 x 0 |
| 0253 | LIGHTING         | 2008     | \$28,800.00 | 16.00    | 0 x 0 |
| 0260 | PAVEMENT-ASPHALT | 2008     | \$77,219.00 | 41740.00 | 0 x 0 |

Land Breakdown

| Code | Desc            | Units                     | Adjustments                     | Eff Rate | Land Value |
|------|-----------------|---------------------------|---------------------------------|----------|------------|
| 1900 | PROF BLDG (MKT) | 134,600.000 SF (3.089 AC) | 1.0000/1.0000 1.0000/.9500000 / | \$4 /SF  | \$575,415  |