

COLUMBIA COUNTY

Property Appraiser

Parcel 34-6S-16-04059-204

Owners

CRB INVESTMENT PROPERTIES LLC
476 SW BARRS GLN
LAKE CITY, FL 32024

Parcel Summary

Location	7075 SW US HIGHWAY 27
Use Code	2300: FINANCIAL BLDG
Tax District	4: CITY OF FORT WHITE
Section	34
Township	6S
Range	16
Acreage	1.7890
Subdivision	HOLNGWORTH

Additional Site Addresses

7104 SW US HIGHWAY 27

Legal Description

LOTS 3 & 4 BLOCK A HOLLINGSWORTH ESTATES.

712-891, WD 1304-404, 1380-1175, 1477-2741,
WD 1479-1290,



29° 55' 09" N 82° 42' 30" W

Working Values

	2025
Total Building	\$51,226
Total Extra Features	\$20,504
Total Market Land	\$89,473
Total Ag Land	\$0
Total Market	\$161,203

	2025
Total Assessed	\$161,203
Total Exempt	\$0
Total Taxable	\$161,203
SOH Diff	\$0

Value History

	2023	2022	2021	2020	2019	2018
Total Building	\$51,830	\$45,048	\$41,732	\$40,309	\$40,503	\$39,152
Total Extra Features	\$20,504	\$20,504	\$20,504	\$20,504	\$20,504	\$20,504
Total Market Land	\$89,473	\$89,473	\$89,473	\$89,433	\$89,433	\$89,433
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$161,807	\$155,025	\$151,709	\$150,246	\$150,440	\$149,089
Total Assessed	\$161,807	\$155,025	\$151,709	\$150,246	\$150,440	\$149,089
Total Exempt	\$0	\$0	\$0	\$0	\$0	\$0
Total Taxable	\$161,807	\$155,025	\$151,709	\$150,246	\$150,440	\$149,089
SOH Diff	\$0	\$0	\$0	\$0	\$0	\$0

Document/Transfer/Sales History

Instrument / Official Record	Date	QU	Reason	Type	V/I	Sale Price	Ownership
<u>WD</u> 1479/1290	2022-11-01	<u>U</u>	<u>12</u>	WARRANTY DEED	Improved	\$219,000	Grantor: SEACOAST NATIONAL BANK F/K/A DRUMMOND COMMUNITY BANK Grantee: CRB INVESTMENT PROPERTIES LLC
<u>WD</u> 1304/0404	2015-11-09	<u>U</u>	<u>18</u>	WARRANTY DEED	Improved	\$100,000	Grantor: CNB NATIONAL BANK (FKA COMMUNITY NAT'L BANK) Grantee: PEOPLES STATE BANK
<u>WD</u> 0712/0891	1990-03-09	<u>U</u>		WARRANTY DEED	Vacant	\$35,000	Grantor: COOK & SONS Grantee: COMMUNITY NATIONAL B

Buildings

Building # 1, Section # 1, 38027, COMMERCIAL BLDGS

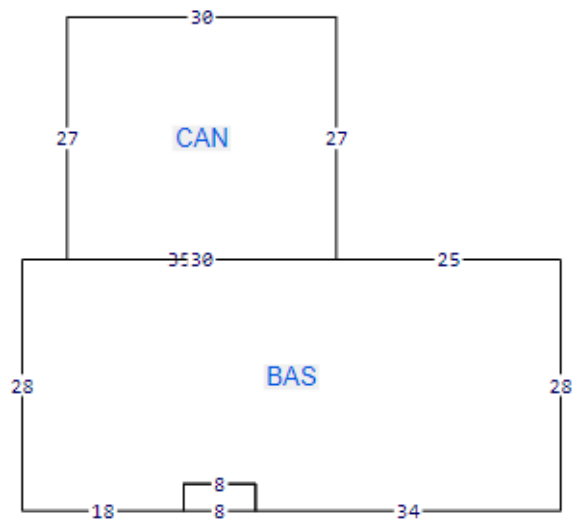
Type	Model	Heated Sq Ft	Repl Cost New	YrBlt	WAY	Other % Dpr	Normal % Dpr	% Cond	Value
<u>0210</u>	<u>04</u>	1656	\$128,064	2005	2005	15.00%	60.00%	40.00%	\$51,226

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	05	AVERAGE
RS	Roof Structure	04	WOOD TRUSS
RC	Roof Cover	12	MODULAR MT
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	14	CARPET
IF	Interior Flooring	15	HARDTILE
CE	Ceiling	02	F.NOT SUS
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
FIX	Fixtures	5.00	
FR	Frame	02	WOOD FRAME
SH	Story Height	10.00	
RMS	RMS	7.00	
STR	Stories	1.	1.
UT	Units	0.00	
COND	Condition Adjustment	02	02

Subareas

Type	Gross Area	Percent of Base	Adjusted Area
<u>BAS</u>	1,656	100%	1,656
<u>CAN</u>	24	30%	7
<u>CAN</u>	810	30%	243



Extra Features

Code	Description	Length	Width	Units	Unit Price	<u>AYB</u>	% Good Condition	Final Value	Notes
0260	PAVEMENT- ASPHALT			17405.00	\$1	2005	100%	\$13,054	
0166	CONC,PAVMT	4	175	700.00	\$3	2005	100%	\$1,750	
0253	LIGHTING			6.00	\$750	2005	100%	\$4,500	

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value	Notes
0168	PNEUMATIC TUBES			1.00	\$0	2005	100%	\$1,200	

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value	Notes
2300	FINANCIAL	A-1	.00	.00	77,972.00	\$1.35/SF	1.79	0.85	\$89,473	LOT 4 BLOCK A HOLLINGSWORTH ESTATES COMMERICA

Personal Property

None

Permits

Date	Permit	Type	Status	Description
Apr 23, 2023	000046945	REMODEL	COMPLETED	Remodel
Jul 6, 2005	23123	M H	COMPLETED	M H

TRIM Notices

2022
2023
2024

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 October 04, 2024.