

Columbia County Property Appraiser

Jeff Hampton

2022 Working Values

updated: 5/19/2022

Parcel: << **35-3S-16-02579-000 (10580)** >>

Owner & Property Info

Result: 1 of 4

Owner	CEDAR RIVER PROPERTY LLC 2410 AVENUE A BRADENTON BEACH, FL 34217		
Site	2938 W US HIGHWAY 90, LAKE CITY		
Description*	THE E 105.50 FT OF THE W 134 FT OF THE N 330 FT OF LOT 6 LAKE HARRIS FARMS S/D UNIT A. ORB 760-928, 929, 774-519, 1/2 UNDIV INT EA 931-1190, WD 1225-1574		
Area	0.8 AC	S/T/R	35-3S-16
Use Code**	RESTAURANT/CAFE (2100)	Tax District	1

*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

2021 Certified Values		2022 Working Values	
Mkt Land	\$348,480	Mkt Land	\$418,176
Ag Land	\$0	Ag Land	\$0
Building	\$240,679	Building	\$257,884
XFOB	\$26,019	XFOB	\$26,019
Just	\$615,178	Just	\$702,079
Class	\$0	Class	\$0
Appraised	\$615,178	Appraised	\$702,079
SOH Cap [?]	\$0	SOH Cap [?]	\$25,383
Assessed	\$615,178	Assessed	\$702,079
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$615,178 city:\$615,178 other:\$0 school:\$615,178	Total Taxable	county:\$676,696 city:\$676,696 other:\$0 school:\$702,079



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
11/29/2011	\$0	1225/1574	WD	I	U	11
7/16/2001	\$540,000	0931/1190	WD	I	Q	
4/19/1993	\$475,000	0774/0519	WD	I	U	
5/19/1992	\$180,000	0760/0928	WD	I	Q	
12/1/1983	\$202,500	0527/0290	PR	I	U	01

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	RESTAURANT (5600)	1984	3554	3790	\$257,884

*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
0166	CONC,PAVMT	0	\$2,000.00	1.00	0 x 0
0260	PAVEMENT-ASPHALT	0	\$16,859.00	1.00	0 x 0

0253	LIGHTING	0	\$3,200.00	4.00	0 x 0
0296	SHED METAL	2020	\$2,160.00	240.00	20 x 12
0169	FENCE/WOOD	2020	\$600.00	1.00	x
0140	CLFENCE 6	2020	\$400.00	1.00	x
0120	CLFENCE 4	2020	\$800.00	1.00	x

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
2100	RESTAURANT (MKT)	34,848.000 SF (0.800 AC)	1.0000/1.0000 1.0000/ /	\$12 /SF	\$418,176

Search Result: 1 of 4