

Parcel: << 31-3S-17-05946-000 (26069) >>

Owner & Property Info

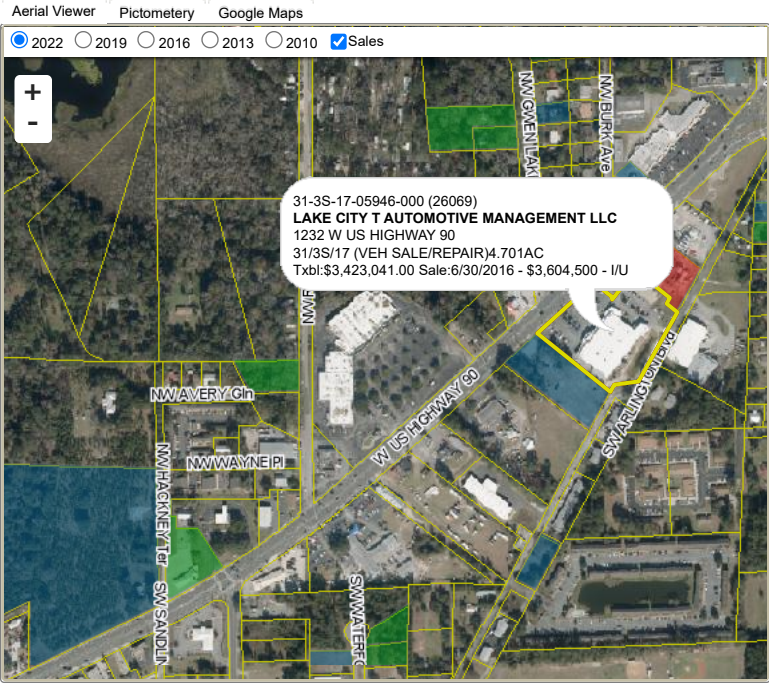
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Owner	LAKE CITY T AUTOMOTIVE MANAGEMENT LLC 1101 E FLETCHER AVE TAMPA, FL 33612		
Site	1232 W US HIGHWAY 90, LAKE CITY		
Description*	BEG NE COR OF W1/2 OF SW1/4 OF SW1/4, RUN N 267.6 FT TO US-90, RUN NE ALONG RD 1422 FT FOR POB, CONT NE 526.65 FT, SE 305.72 FT, SW 30.42 FT, SE 91.26 FT, SW 376.37 FT, SW 72.40 FT, S. 68.19 FT, NW 482.90 FT TO POB, EX COMM SW COR OF NE1/4 OF SW1/4, RUN E ...more>>>		
Area	4.701 AC	S/T/R	31-3S-17
Use Code**	VEH SALE/REPAIR (2700)	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

2022 Certified Values		2023 Working Values	
Mkt Land	\$1,091,500	Mkt Land	\$1,091,500
Ag Land	\$0	Ag Land	\$0
Building	\$2,567,455	Building	\$2,134,240
XFOB	\$197,301	XFOB	\$197,301
Just	\$3,856,256	Just	\$3,423,041
Class	\$0	Class	\$0
Appraised	\$3,856,256	Appraised	\$3,423,041
SOH Cap [?]	\$43,271	SOH Cap [?]	\$0
Assessed	\$3,856,256	Assessed	\$3,423,041
Exempt	\$0	Exempt	\$0
Total	county:\$3,812,985 city:\$3,812,985	Total	county:\$3,423,041 city:\$3,423,041
Taxable	other:\$0 school:\$3,856,256	Taxable	other:\$0 school:\$3,423,041



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
6/30/2016	\$3,604,500	1318/0531	WD	I	U	37
5/7/2003	\$1,021,800	0983/0996	WD	I	Q	
2/18/2003	\$250,000	0976/0915	WD	I	U	01
1/1/1985	\$255,000	0556/0183	WD	I	U	01

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	VEH SHRM (6604)	1986	43273	56843	\$2,134,240

*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
0260	PAVEMENT-ASPHALT	0	\$101,904.00	92640.00	0 x 0
0166	CONC,PAVMT	1993	\$9,748.00	4874.00	0 x 0
0140	CLFENCE 6	1993	\$4,355.00	670.00	0 x 0
0160	CLFENCE 10	1993	\$1,530.00	180.00	0 x 0
0295	SPKLR SYS FIRE	1993	\$64,764.00	43176.00	0 x 0
0253	LIGHTING	1993	\$15,000.00	15.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
2700	AUTO SALES (MKT)	141,869.000 SF (3.256 AC)	1.0000/1.0000 1.0000/ /	\$7 /SF	\$1,028,550
2700	AUTO SALES (MKT)	62,950.000 SF (1.445 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$62,950