

Columbia County Property Appraiser

Jeff Hampton

2024 Working Values  
updated: 7/18/2024

Parcel: << 35-3S-16-02585-003 (10609) >>

Owner & Property Info

Result: 1 of 1

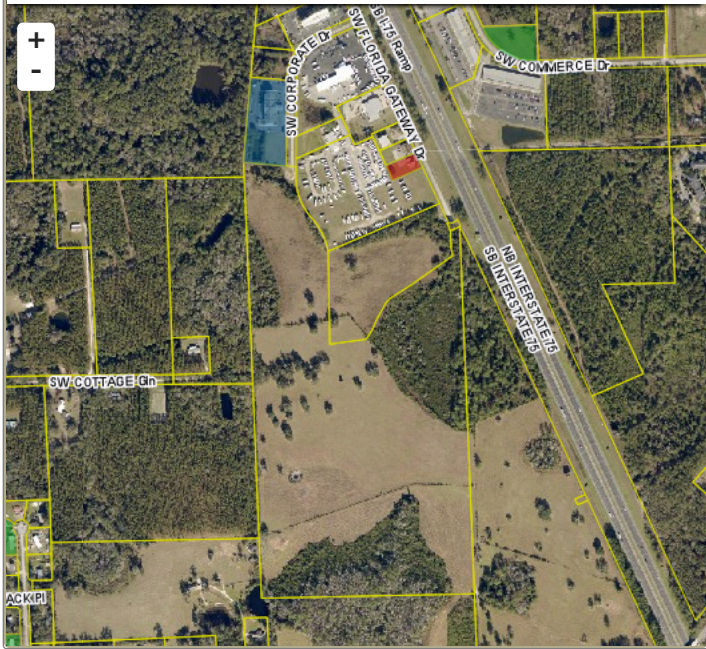
Owner	WAFFLE HOUSE INC 5986 FINANCIAL DRIVE P O BOX 6450 NORCROSS, GA 30071		
Site	2963 W US HIGHWAY 90, LAKE CITY		
Description*	COMM AT INTERS OF N R/W OF US-90 & E BDRY OF BROOKSIDE S/D, RUN E ALONG N R/W US-90 150 FT FOR POB, RUN N 250 FT, E 75 FT, S 250 FT, W 75 FT TO POB. ORB 425-621, (WAFFLE HOUSE #388).		
Area	0.43 AC	S/T/R	35-3S-16
Use Code**	RESTAURANT/CAFE (2100)	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	\$292,500	Mkt Land	\$365,625
Ag Land	\$0	Ag Land	\$0
Building	\$88,451	Building	\$99,503
XFOB	\$15,456	XFOB	\$15,456
Just	\$396,407	Just	\$480,584
Class	\$0	Class	\$0
Appraised	\$396,407	Appraised	\$480,584
SOH Cap [?]	\$0	SOH Cap [?]	\$44,536
Assessed	\$396,407	Assessed	\$480,584
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$396,407 city:\$0 other:\$0 school:\$396,407	Total Taxable	county:\$436,048 city:\$0 other:\$0 school:\$480,584

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
N O N E						

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	RES F/FOOD (5700)	1979	1712	2099	\$99,503

\*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

Code	Desc	Year Blt	Value	Units	Dims
0166	CONC,PAVMT	0	\$7,500.00	1.00	0 x 0
0164	CONC BIN	2008	\$3,456.00	288.00	24 x 12
0260	PAVEMENT-ASPHALT	2017	\$1,500.00	1.00	0 x 0
0253	LIGHTING	2017	\$3,000.00	2.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
2100	RESTAURANT (MKT)	18,750.000 SF (0.430 AC)	1.0000/1.0000 1.0000/1.3000000 /	\$20 /SF	\$365,625

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