

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values
updated: 4/3/2025

Parcel: 36-3S-16-02590-001 (10628)

Owner & Property Info

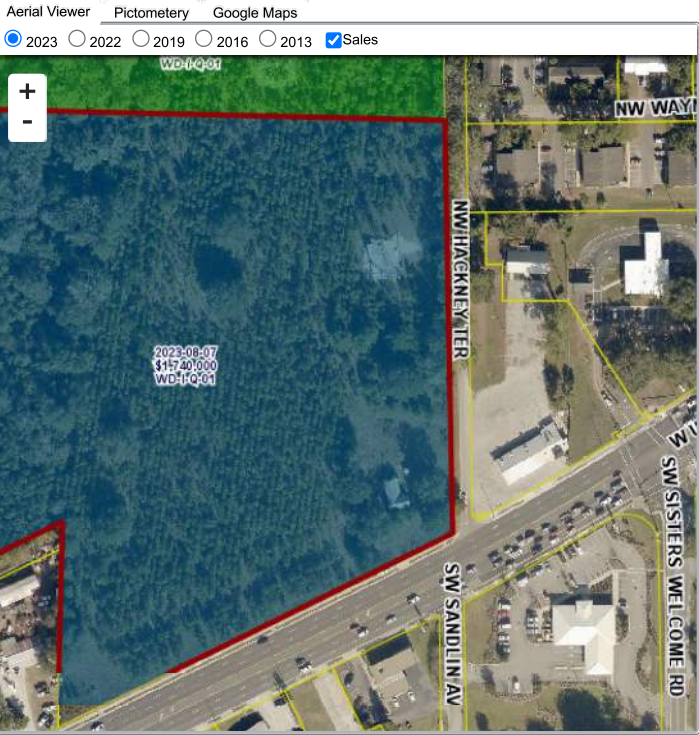
Owner	CP LAKE CITY LLC 2207 ORCHARD LAKE RD SYLVAN LAKE, MI 48320		
Site	1705 W US HIGHWAY 90, LAKE CITY		
Description*	COMM NE COR OF NE1/4 OF SE1/4, RUN S 208 FT, W 15 FT FOR POB, CONT W 1192.89 FT, S 655.47 FT, SE 396.47 FT, S 400.61 FT, NE 368.70 FT, S 321.56 FT TO N R/W US-90, NE ALONG R/W 687.68 FT, N 1145.72 FT TO POB, EX THE N 500 FT. 689-610, 799-2247, 818-1672, D ...more>>>		
Area	18.82 AC	S/T/R	36-3S-16
Use Code**	VACANT COMMERCIAL (1000)	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

2024 Certified Values		2025 Working Values	
Mkt Land	\$1,441,203	Mkt Land	\$1,441,203
Ag Land	\$0	Ag Land	\$0
Building	\$11,306	Building	\$0
XFOB	\$300	XFOB	\$0
Just	\$1,452,809	Just	\$1,441,203
Class	\$0	Class	\$0
Appraised	\$1,452,809	Appraised	\$1,441,203
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$1,452,809	Assessed	\$1,441,203
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$1,452,809 city:\$0 other:\$0 school:\$1,452,809	Total Taxable	county:\$1,441,203 city:\$0 other:\$0 school:\$1,441,203

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
8/7/2023	\$1,740,000	1498 / 223	WD	I	Q	01
6/13/2023	\$680,000	1493 / 1147	WD	I	U	30
6/1/2021	\$1,600,000	1439 / 1242	WD	I	Q	01
1/19/2017	\$0	1332 / 1205	WD	I	U	30
5/26/2005	\$0	1048 / 565	WD	I	Q	01
5/26/2004	\$0	1017 / 279	WD	I	Q	01
12/10/2002	\$100	970 / 2581	WD	I	Q	01
2/20/2002	\$100	948 / 1071	WD	I	Q	01

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
1000	VACANT COMMERCIAL (MKT)	0.520 AC	1.0000/1.0000 1.0000/ /	\$120,000 /AC	\$62,400
9105	TOWER SITE (MKT)	43,560.000 SF (1.000 AC)	1.0000/1.0000 1.0000/.5000000 /	\$1 /SF	\$29,403
9900	AC NON-AG (MKT)	17.300 AC	1.0000/1.0000 1.0000/.6500000 /	\$78,000 /AC	\$1,349,400