

Columbia County Property Appraiser

Jeff Hampton

2022 Working Values

updated: 12/16/2021

Parcel: << 00-00-00-13860-000 (42414) >>

Owner & Property Info

Result: 1 of 1

Owner	MCDONALD'S CORPORATION 9-1231 P O BOX 182571 COLUMBUS, OH 43218-2571		
Site	491 SW MAIN Blvd, LAKE CITY		
Description*	S DIV: LOTS 1, 2, 17 & 18 BLOCK 9 ASHURST S/D & LOTS 1 2 & 3 BLOCK 3 AVONDALE S/D EX RD R/W. 503-572, 788-1916,		
Area	0.471 AC	S/T/R	32-3S-17
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	\$166,952	Mkt Land	\$166,952
Ag Land	\$0	Ag Land	\$0
Building	\$196,603	Building	\$190,554
XFOB	\$16,580	XFOB	\$16,580
Just	\$380,135	Just	\$374,086
Class	\$0	Class	\$0
Appraised	\$380,135	Appraised	\$374,086
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$380,135	Assessed	\$374,086
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$380,135 city:\$380,135 other:\$0 school:\$380,135	Total Taxable	county:\$374,086 city:\$374,086 other:\$0 school:\$374,086

Aerial Viewer Pictometry Google Maps

**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
4/8/1994	\$190,000	0788/1916	WD	V	U	03

▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	RES F/FOOD (5700)	1994	2349	2661	\$190,554

*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	\$7,920.00	8800.00	0 x 0
0166	CONC,PAVMT	0	\$5,460.00	3640.00	0 x 0
0253	LIGHTING	0	\$3,200.00	4.00	0 x 0

▼ Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
2100	RESTAURANT (MKT)	20,548.000 SF (0.471 AC)	1.0000/1.0000 1.0000/1.3000000 /	\$8 / SF	\$166,952

