

## Columbia County Property Appraiser

Jeff Hampton

2023 Working Values

updated: 1/19/2023

Parcel: &lt;&lt; 36-3S-16-02609-000 (10644) &gt;&gt;

## Owner &amp; Property Info

Result: 1 of 1

Owner	LAKE CITY K AUTOMOTIVE MANAGEMENT LLC 1101 E FLETCHER AVE TAMPA, FL 33612		
Site	2528 W US HIGHWAY 90, LAKE CITY		
Description*	COMM SW COR OF SEC. E ALONG SEC LINE 878.90 FT FOR POB, CONT E 151.31 FT, N 694.08 FT, W 150 FT, S 712.81 FT TO POB, 369-684, 370-472 THRU 483, 751-643, TR 892-2513, 2516, 892-2216, WD 1135-1229, WD 935-1671, WD 1269-2307, DC 1269-2302, ANNEX ORD 1302-2530 ...more>>>		
Area	2.381 AC	S/T/R	36-3S-16
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.

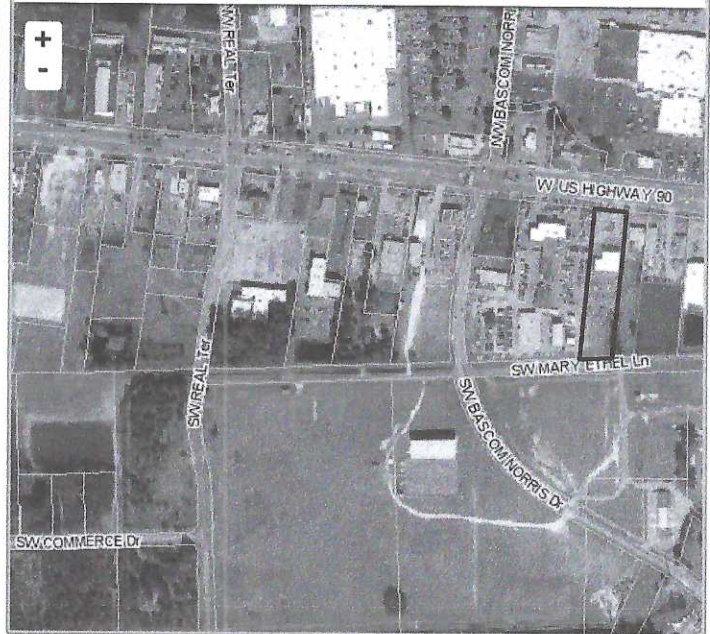
\*\*The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning &amp; Zoning office for specific zoning information.

## Property &amp; Assessment Values

2022 Certified Values		2023 Working Values	
Mkt Land	\$762,994	Mkt Land	\$762,994
Ag Land	\$0	Ag Land	\$0
Building	\$501,312	Building	\$462,781
XFOB	\$82,874	XFOB	\$82,874
Just	\$1,347,180	Just	\$1,308,649
Class	\$0	Class	\$0
Appraised	\$1,347,180	Appraised	\$1,308,649
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$1,347,180	Assessed	\$1,308,649
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$1,347,180 city:\$1,347,180 other:\$0 school:\$1,347,180	Total Taxable	county:\$1,308,649 city:\$1,308,649 other:\$0 school:\$1,308,649

Aerial Viewer Pictometry Google Maps

2022 2019 2016 2013 2010 Sales



## Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
6/30/2016	\$2,262,900	1318/0518	WD	I	U	37
2/10/2014	\$0	1269/2307	WD	V	U	11
11/1/2007	\$500,000	1135/1229	WD	I	U	03
8/8/2001	\$100	0935/1671	WD	V	U	03

## Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	VEH SHRM (6604)	2016	8200	9700	\$462,781

\*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 &amp; Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
0260	PAVEMENT-ASPHALT	1984	\$14,850.00	27000.00	0 x 0
0140	CLFENCE 6	0	\$4,760.00	1360.00	0 x 0
0260	PAVEMENT-ASPHALT	2016	\$48,640.00	30400.00	0 x 0
0166	CONC,PAVMT	2016	\$2,624.00	1312.00	0 x 0
0253	LIGHTING	2016	\$12,000.00	8.00	0 x 0

## Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
2700	AUTO SALES (MKT)	56,250.000 SF (1.291 AC)	1.0000/1.0000 1.0000/ /	\$12 /SF	\$675,000
2700	AUTO SALES (MKT)	30,750.000 SF (0.705 AC)	1.0000/1.0000 1.0000/ /	\$2 /SF	\$56,888
1000	VACANT COMMERCIAL (MKT)	16,814.000 SF (0.385 AC)	1.0000/1.0000 1.0000/ /	\$2 /SF	\$31,106

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