Columbia County Property Appraiser

Jeff Hampton

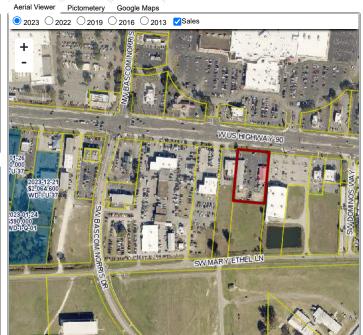
Parcel: << 36-3S-16-02618-000 (10717) >>

Owner & Property Info Result: 1 of 3						
Owner	OLUSTEE CENTRE LLC 1500 NW 3RD ST CRYSTAL RIVER, FL 34428-3817					
Site	2494 W US HIGHWAY 90, LAKE CITY					
Description*	COMM 1130.89 FT E OF SW COR FOR POB, RUN N 664.99 FT, RUN E 200 FT, S 640.84 FT, W 201.37 FT TO POB, BEING IN S1/2 OF SW1/4 EX 1.60 AC DESC IN ORB 1287-335. 395-589, 470-216, QC 1153-1888					
Area	1.446 AC	S/T/R	36-3S-16			
Use Code**	RESTAURANT/CAFE (2100)	Tax District	2			
*The December	the second secon					

*The <u>Description</u> above is not to be used as the Legal Description for this parcel in any legal transaction.
**The <u>Use Code</u> is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or courtly Planning & Zonigo office for specific zoning information.

Property & Assessment Values					
2	2024 Certified Values	2025 Working Values			
Mkt Land	\$945,000	Mkt Land	\$945,000		
Ag Land	\$0	Ag Land	\$0		
Building	\$323,345	Building	\$323,345		
XFOB	\$17,608	XFOB	\$17,608		
Just	\$1,285,953	Just	\$1,285,953		
Class	\$0	Class	\$0		
Appraised	\$1,285,953	Appraised	\$1,285,953		
SOH/10% Cap	\$93,240	SOH/10% Cap	\$0		
Assessed	\$1,285,953	Assessed	\$1,285,953		
Exempt	\$0	Exempt	\$0		
Total Taxable	county:\$1,192,713 city:\$0 other:\$0 school:\$1,285,953		county:\$1,285,953 city:\$0 other:\$0 school:\$1,285,953		

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			
l	6/18/2008	\$100	1153 / 1888	QC	I	Q	01		

▼ Building Characteristics						
Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value	
Sketch	RESTAURANT (5600)	1979	3010	3913	\$94,669	
Sketch	OFFICE LOW (4900)	1985	6000	7176	\$228,676	
*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		
0260	PAVEMENT-ASPHALT	0	\$12,763.00	23635.00	0 x 0		
0166	CONC,PAVMT	0	\$605.00	448.00	0 x 0		
0070	CARPORT UF	0	\$2,240.00	800.00	20 x 20		
0169	FENCE/WOOD	1993	\$200.00	1.00	5 x 12		
0296	SHED METAL	2017	\$800.00	1.00	0 x 0		
0140	CLFENCE 6	2017	\$1,000.00	1.00	0 x 0		

Ш	▼ Land Breakdown							
	Code	Desc	Units	Adjustments	Eff Rate	Land Value		
Щ	2100	RESTAURANT (MKT)	63,000.000 SF (1.446 AC)	1.0000/1.0000 1.0000/ /	\$15 /SF	\$945,000		

Search Result: 1 of 3

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by: GrizzlyLogic.com

2025 Working Values

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