

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values  
updated: 3/6/2025

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 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	\$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	Total Taxable	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
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

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
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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Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

