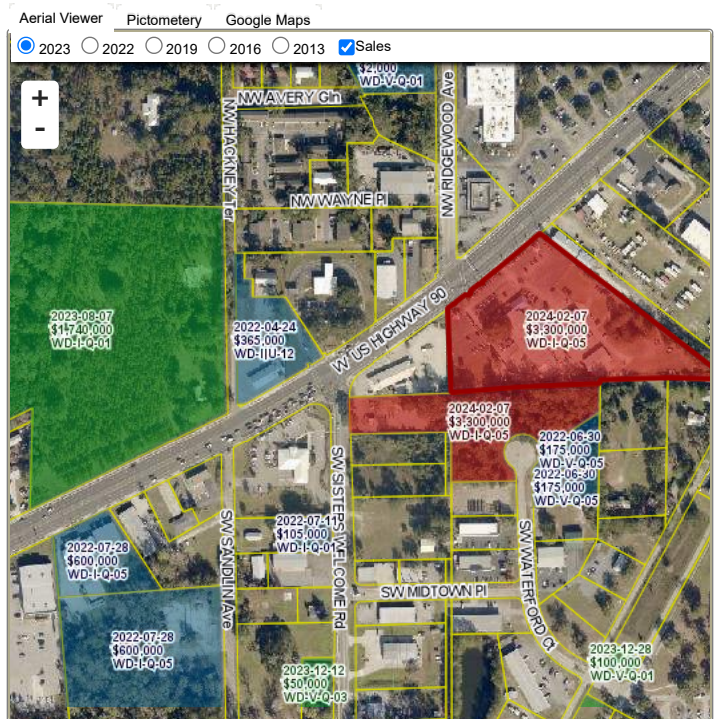


2024 Working Values
updated: 3/28/2024

Parcel: << 31-3S-17-06185-000 (26291) >>

Owner	WPG-LAKE CITY, LLC 4211 W BOY SCOUT BLVD SUITE 620 TAMPA, FL 33607		
Site	1518 W US HIGHWAY 90, LAKE CITY		
Description*	COMM AT SW COR OF E1/2 OF NW1/4 OF SW1/4, RUN N 30 FT TO N R/W LINE OF CO GRADED RD FOR POB, CONT N 238.42 FT TO A PT ON SE'R/LY R/W LINE US-90, RUN NE'LY ALONG R/W 356.18 FT, RUN N 47 DG E 11.57 FT, S 52 DG E 713.76 FT TO PT ON N R/W LINE CO GRADED RD, W 8 ... more>>>		
Area	5.125 AC	S/T/R	31-3S-17
Use Code**	VEH SALE/REPAIR (2700)	Tax District	1

2023 Certified Values		2024 Working Values	
Mkt Land	\$1,040,038	Mkt Land	\$1,040,038
Ag Land	\$0	Ag Land	\$0
Building	\$468,840	Building	\$257,577
XFOB	\$55,222	XFOB	\$55,222
Just	\$1,564,100	Just	\$1,352,837
Class	\$0	Class	\$0
Appraised	\$1,564,100	Appraised	\$1,352,837
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$1,564,100	Assessed	\$1,352,837
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$1,564,100 city:\$1,564,100 other:\$0 school:\$1,564,100	Total Taxable	county:\$1,352,837 city:\$1,352,837 other:\$0 school:\$1,352,837



Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
2/7/2024	\$100	1507/1911	QC	I	U	11
2/7/2024	\$3,300,000	1507/1907	WD	I	Q	05 (Multi-Parcel Sale) - show
12/16/2016	\$2,422,500	1327/2609	WD	I	U	30
6/30/2016	\$2,282,900	1318/0514	WD	I	U	37
9/30/2009	\$2,500,000	1181/1694	WD	I	Q	01
1/1/1995	\$1,959,800	0803/0463	WD	I	U	03
6/21/1993	\$1,000	0776/0652	CT	I	U	11
9/23/1988	\$150,000	0665/0439	WD	I	U	02 (Multi-Parcel Sale) - show
10/30/1987	\$1,600,000	0636/0265	WD	I	U	

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	VEH SHRM (6604)	1984	4524	10212	\$100,478
Sketch	VEH SALE/R (6600)	1984	12310	16895	\$115,455
Sketch	SERVGARAGE (6500)	1993	3000	3800	\$41,644

*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.

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Code	Desc	Year Blt	Value	Units	Dims
0260	PAVEMENT-ASPHALT	1993	\$41,903.00	93118.00	0 x 0
0140	CLFENCE 6	1993	\$3,720.00	1958.00	0 x 0
0166	CONC.PAYMT	1993	\$3,419.00	4558.00	0 x 0
0253	LIGHTING	1993	\$4,000.00	8.00	0 x 0
0253	LIGHTING	1993	\$1,200.00	4.00	0 x 0
0296	SHED METAL	1993	\$200.00	1.00	5 x 13
0298	SERVICE BOOTH	2008	\$780.00	120.00	5 x 24

Code	Desc	Units	Adjustments	Eff Rate	Land Value
2700	AUTO SALES (MKT)	130,680.000 SF (3.000 AC)	1.0000/1.0000 1.0000/ /	\$7 /SF	\$947,430
2700	AUTO SALES (MKT)	92,608.000 SF (2.125 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$92,608

by: GrizzlyLogic.com

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