

Columbia County Property Appraiser

Jeff Hampton

Parcel: << 31-3S-17-05948-000 (26071) >>

Owner & Property Info

Result: 1 of 1

Owner

LCPP LLC
PO BOX 357742
GAINESVILLE, FL 32635

Site

1389 W US HIGHWAY 90, LAKE CITY
1401 W US HIGHWAY 90

Description*

COMM INTERS OF N R/W US-90 & E LINE OF W1/2 OF NW1/4 OF SW1/4, RUN NE ALONG US-90 42.15 FT TO E LINE OF A 66 FT CO RD, N 372.3 FT FOR POB, CONT N 1015.86 FT, S 73 DEG E 828.01 FT, S 18 DEG E 133.66 FT, S 48 DEG W 314.18 FT, S 46 DEG E 210.77 FT TO N R/W US ...[more>>>](#)

Area

15.66 AC

S/T/R

31-3S-17

Use Code**

PROFESS SVC/BLD (1900)

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

2022 Certified Values

Mkt Land\$1,221,609

Ag Land\$0

Building\$4,748,865

XFOB\$256,246

Just\$6,226,720

Class\$0

Appraised\$6,226,720

SOH Cap [?]\$0

Assessed\$6,226,720

Exempt\$0

Total Taxable

county:\$6,226,720 city:\$6,226,720 other:\$0 school:\$6,226,720

2023 Working Values

Mkt Land\$1,221,609

Ag Land\$0

Building\$4,501,038

XFOB\$256,246

Just\$5,978,893

Class\$0

Appraised\$5,978,893

SOH Cap [?]\$0

Assessed\$5,978,893

Exempt\$0

Total Taxable

county:\$5,978,893 city:\$5,978,893 other:\$0 school:\$5,978,893

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
11/22/2016	\$9,350,000	1326/0451	WD	I	Q	01
3/4/1994	\$1,200,000	0787/0830	WD	I	U	12
10/29/1991	\$1,000,000	0753/1590	WD	I	U	12
1/11/1991	\$244,000	0740/1056	WD	I	U	12

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	OFFC PLAZA (4904)	1970	57364	64309	\$2,420,620
Sketch	OFFC PLAZA (4904)	1974	42766	48614	\$2,080,418

*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	1994	\$244,376.00	271529.00	0 x 0
0140	CLFENCE 6	0	\$1,000.00	1.00	0 x 0
0253	LIGHTING	0	\$5,600.00	7.00	0 x 0
0164	CONC BIN	0	\$1,350.00	270.00	15 x 18
0258	PATIO	0	\$1,000.00	1.00	0 x 0
0166	CONC,PAVMT	0	\$2,500.00	1.00	0 x 0
0169	FENCE/WOOD	0	\$420.00	40.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
1700	1STORY OFF (MKT)	11.060 AC	1.0000/1.0000 1.0000/ /	\$110,000 /AC	\$1,216,600
9600	WASTELAND (MKT)	200,376.000 SF (4.600 AC)	1.0000/1.0000 1.0000/.0500000 /	\$0 /SF	\$5,009

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Aerial Viewer

Pictometry

Google Maps

2022

2019

2016

2013

2010

Sales