

## Columbia County Property Appraiser

Jeff Hampton

2023 Working Values

updated: 2/23/2023

Parcel: &lt;&lt; 03-6S-17-09594-000 (35169) &gt;&gt;

## Owner &amp; Property Info

Result: 1 of 1

|              |                                                                                                                                                                                                                                                                             |              |          |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|----------|
| Owner        | SOUTHWEST GEORGIA OIL COMPANY INC<br>P O BOX 1510<br>BAINBRIDGE, GA 39818                                                                                                                                                                                                   |              |          |
| Site         | 14170 S US HIGHWAY 441, LAKE CITY                                                                                                                                                                                                                                           |              |          |
| Description* | COMM NW COR OF SE1/4, RUN E 1177.29 FT TO US-41, S 14 FT FOR POB, CONT S 467 FT, W 467 FT, N 467 FT, E 467 FT TO POB, & COMM SW COR OF NW1/4, RUN E 3412.84 FT, S 59.26 FT FOR POB, W 134.10 FT, S 633.69 FT, E 351.08 FT, N 210.41 FT, W 216.91 FT, N 423.76 FT ...more>>> |              |          |
| Area         | 10.86 AC                                                                                                                                                                                                                                                                    | S/T/R        | 03-6S-17 |
| Use Code**   | CONV STORE/GAS (1126)                                                                                                                                                                                                                                                       | Tax District | 3        |

\*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 &amp; Assessment Values

| 2022 Certified Values |                              | 2023 Working Values |                              |
|-----------------------|------------------------------|---------------------|------------------------------|
| Mkt Land              | \$935,440                    | Mkt Land            | \$935,440                    |
| Ag Land               | \$0                          | Ag Land             | \$0                          |
| Building              | \$1,111,914                  | Building            | \$1,111,914                  |
| XFOB                  | \$212,991                    | XFOB                | \$212,991                    |
| Just                  | \$2,260,345                  | Just                | \$2,260,345                  |
| Class                 | \$0                          | Class               | \$0                          |
| Appraised             | \$2,260,345                  | Appraised           | \$2,260,345                  |
| SOH Cap [?]           | \$0                          | SOH Cap [?]         | \$0                          |
| Assessed              | \$2,260,345                  | Assessed            | \$2,260,345                  |
| Exempt                | \$0                          | Exempt              | \$0                          |
| Total                 | county:\$2,260,345 city:\$0  | Total               | county:\$2,260,345 city:\$0  |
| Taxable               | other:\$0 school:\$2,260,345 | Taxable             | other:\$0 school:\$2,260,345 |

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 |
|-----------|--------------|-----------|------|-----|-----------------------|-------|
| 4/12/2018 | \$240,000    | 1358/0106 | TR   | I   | Q                     | 03    |
| 4/28/2015 | \$19,812,600 | 1293/2074 | WD   | I   | U                     | 43    |
| 10/6/1987 | \$125,000    | 0634/0445 | WD   | V   | Q                     |       |
| 6/29/1965 | \$5,818      | 0186/0376 | WD   | V   | Q                     | 01    |

## Building Characteristics

| Bldg Sketch | Description*      | Year Blt | Base SF | Actual SF | Bldg Value  |
|-------------|-------------------|----------|---------|-----------|-------------|
| Sketch      | NBHD CONVE (4300) | 2010     | 8210    | 17981     | \$1,111,914 |

\*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 | 2010     | \$151,984.00 | 94990.00 | 0 x 0   |
| 0166 | CONC,PAVMT       | 2010     | \$40,559.00  | 18026.00 | 0 x 0   |
| 0253 | LIGHTING         | 2010     | \$12,000.00  | 8.00     | 0 x 0   |
| 0164 | CONC BIN         | 2010     | \$5,016.00   | 456.00   | 12 x 38 |
| 0294 | SHED WOOD/VINYL  | 2010     | \$3,432.00   | 312.00   | 12 x 26 |

## Land Breakdown

| Code | Desc                    | Units                     | Adjustments                      | Eff Rate | Land Value |
|------|-------------------------|---------------------------|----------------------------------|----------|------------|
| 1410 | CONV STORE (MKT)        | 236,530.800 SF (5.430 AC) | 1.0000/1.0000 1.0000/.80000000 / | \$2 /SF  | \$520,368  |
| 1410 | CONV STORE (MKT)        | 108,900.000 SF (2.500 AC) | 1.0000/1.0000 1.0000/.80000000 / | \$2 /SF  | \$239,580  |
| 1000 | VACANT COMMERCIAL (MKT) | 127,630.800 SF (2.930 AC) | 1.0000/1.0000 1.0000/.50000000 / | \$1 /SF  | \$175,492  |

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