

## Columbia County Property Appraiser

Jeff Hampton

## 2022 Working Values

updated: 4/28/2022

Retrieve Tax Record

2021 TRIM (pdf)

Property Card

Parcel List Generator

Show on GIS Map

Print

Parcel: &lt;&lt; 34-3S-16-02491-002 (10402) &gt;&gt;

Aerial Viewer

Pictometry

Google Maps

## Owner &amp; Property Info

Result: 1 of 1

Owner	CBI UNLIMITED, INC P O BOX 1514 LAKE CITY, FL 32056		
Site	4158 W US HIGHWAY 90, LAKE CITY		
Description*	COMM INTERS W LINE OF SW 1/4 OF THE SE1/4 & N R/W CR-252, RUN NE 300 FT FOR POB, RUN N 500.34 FT, E 104.64 FT, NE 141.65 FT TO S R/W OF US-90, SE ALONG R/W 120.58 FT, SW 559.43 FT TO N R/W OF CR-252, SW ALONG R/W 120 FT TO POB. 831-818, WD 1270-1954, WD 1 ...more>>>		
Area	1.93 AC	S/T/R	34-3S-16
Use Code**	OFFICE BLD 1STY (1700)	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 &amp; Assessment Values

2021 Certified Values		2022 Working Values	
Mkt Land	\$375,167	Mkt Land	\$425,189
Ag Land	\$0	Ag Land	\$0
Building	\$67,313	Building	\$73,022
XFOB	\$27,490	XFOB	\$27,490
Just	\$469,970	Just	\$525,701
Class	\$0	Class	\$0
Appraised	\$469,970	Appraised	\$525,701
SOH Cap [?]	\$0	SOH Cap [?]	\$8,734
Assessed	\$469,970	Assessed	\$525,701
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$469,970 city:\$0 other:\$0 school:\$469,970	Total Taxable	county:\$516,967 city:\$0 other:\$0 school:\$525,701



## Sales History

Show Similar Sales within 1/2 mile

Fill out Sales Questionnaire

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
4/14/2022	\$555,000	1464/1174	WD	I	Q	01
3/4/2014	\$1,390,000	1270/1954	WD	I	Q	01
11/26/1996	\$100	0831/0818	WD	I	U	01
3/1/1986	\$75,000	0588/0231	WD	V	U	01

## Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	OFFICE LOW (4900)	1988	2196	2501	\$73,022

\*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)