

Columbia County Property Appraiser

Jeff Hampton

2022 Working Values

updated: 2/10/2022

Parcel: << **34-3S-16-02478-000 (10324)** >>

Owner & Property Info

Result: 1 of 1

Owner	LAKE CITY N AUTOMOTIVE MANAGEMENT LLC 1101 E FLETCHER AVE TAMPA, FL 33612		
Site	4262 W US HIGHWAY 90, LAKE CITY		
Description*	BEG NE COR OF SE1/4 OF SW1/4, RUN S 35.5 FT, W 330.32 FT, N 450.10 FT TO S'LY R/W US-90, RUN SE 344 FT, S 266 FT TO POB ORB 652-320, 824-1782, 968-1256, WD 1181-1670, SWD 1318-527, (NISSAN).		
Area	2.909 AC	S/T/R	34-3S-16
Use Code**	VEH SALE/REPAIR (2700)	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

2021 Certified Values		2022 Working Values	
Mkt Land	\$279,264	Mkt Land	\$279,264
Ag Land	\$0	Ag Land	\$0
Building	\$384,190	Building	\$373,664
XFOB	\$80,046	XFOB	\$80,046
Just	\$743,500	Just	\$732,974
Class	\$0	Class	\$0
Appraised	\$743,500	Appraised	\$732,974
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$743,500	Assessed	\$732,974
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$743,500	Total Taxable	county:\$732,974
	city:\$743,500		city:\$732,974
	other:\$0		other:\$0
	school:\$743,500		school:\$732,974



▼ Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
6/30/2016	\$1,602,000	1318/0527	WD	I	U	37
9/30/2009	\$3,350,000	1181/1670	WD	I	Q	01
11/25/2002	\$2,500,000	0968/1256	WD	I	Q	
6/26/1996	\$173,300	0824/1782	WD	V	Q	
5/16/1988	\$165,000	0652/0320	WD	I	Q	

▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	VEH SHRM (6604)	1998	4000	11105	\$373,664

*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	1998	\$59,748.00	59748.00	0 x 0

0253	LIGHTING	1998	\$18,000.00	18.00	0 x 0
0140	CLFENCE 6	1998	\$1,120.00	320.00	0 x 0
0169	FENCE/WOOD	1998	\$750.00	125.00	0 x 0
0166	CONC,PAVMT	1998	\$428.00	285.00	0 x 0

▼ **Land Breakdown**

Code	Desc	Units	Adjustments	Eff Rate	Land Value
2700	AUTO SALES (MKT)	2.909 AC	1.0000/1.0000 1.0000/ /	\$96,000 /AC	\$279,264

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