

COLUMBIA COUNTY

Property Appraiser

Parcel 34-3S-16-02491-001

Owners

LAKE CITY WEM LLC
414 LAGUNA AVE
KEY LARGO, FL 33037

Parcel Summary

Location	4134 W US HIGHWAY 90
Use Code	1100: STORES/1 STORY
Tax District	2: COUNTY
Acreage	1.3880
Section	34
Township	3S
Range	16
Subdivision	DIST 2

Additional Site Addresses

4134 W US HIGHWAY 90
4134 W US HIGHWAY 90
4136 W US HIGHWAY 90

Legal Description

COMM INTERS W LINE OF SW1/4 OF SE1/4 WITH N R/W CR-252, N 63 DEG E ALONG N R/W 420 FT FOR POB, RUN N 12 DEG E 561.69 FT TO S R/W OF US-90, SE'LY ALONG CURVE 120.95 FT, S 12 DEG W 446.20 FT TO N R/W CR-252, SW'LY ALONG R/W 50.48 FT, S 63 DEG W ALONG R/W 104.52 FT TO POB.

968-1049, WD 1239-765, WD 1538-1618,

Working Values



	2026
Total Building	\$330,835
Total Extra Features	\$46,746
Total Market Land	\$400,047
Total Ag Land	\$0
Total Market	\$777,628
Total Assessed	\$777,628
Total Exempt	\$0
Total Taxable	\$777,628
SOH Diff	\$0

Value History

	2025	2024	2023	2022	2021	2020	2019
Total Building	\$333,675	\$388,934	\$372,925	\$348,218	\$295,753	\$300,632	\$293,296
Total Extra Features	\$46,746	\$46,746	\$46,746	\$46,746	\$46,746	\$46,746	\$46,746
Total Market Land	\$400,047	\$282,402	\$240,050	\$240,050	\$211,815	\$211,814	\$211,815
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$780,468	\$718,082	\$659,721	\$635,014	\$554,314	\$559,192	\$551,857
Total Assessed	\$780,468	\$718,082	\$659,721	\$609,745	\$554,314	\$559,192	\$551,857
Total Exempt	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Taxable	\$780,468	\$718,082	\$659,721	\$609,745	\$554,314	\$559,192	\$551,857
SOH Diff	\$0	\$0	\$0	\$25,269	\$0	\$0	\$0

Document/Transfer/Sales History

Instrument / Official Record	Date	<u>Q/U</u>	Reason	Type	<u>V/I</u>	Sale Price	Ownership
<u>WD</u> 1538/1618	2025-04-21	<u>Q</u>	<u>01</u>	WARRANTY DEED	Improved	\$825,000	Grantor: FABRIC ART SHOP LLC Grantee: LAKE CITY WEM LLC
<u>WD</u> 1239/0765	2012-08-01	<u>U</u>	<u>38</u>	WARRANTY DEED	Improved	\$226,000	Grantor: ACCURATE REALTY INVESTMENTS LLLP Grantee: FABRIC ART SHOP LLC
<u>WD</u> 0968/1049	2002-11-22	<u>Q</u>		WARRANTY DEED	Improved	\$332,800	Grantor: CECEILIA J & LEON GRAHAM Grantee: ACCURATE RELTY INVESTMENTS LLLP

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
WD 0589/0463	1986-04-01	Q	01	WARRANTY DEED	Vacant	\$66,000	

Buildings

Building # 1, Section # 1, 22440, COMMERCIAL BLDGS

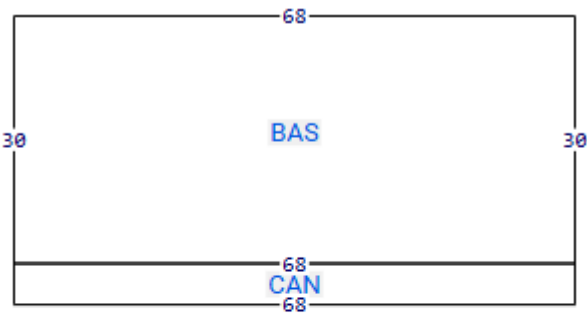
Type	Model	Heated Area	Gross Area	Repl Cost New	YrBlt	Year Eff	Other % Dpr	Normal % Dpr	% Cond	Value
3500	04	2040	2380	\$150,454	1988	1988	0.00%	50.00%	50.00%	\$75,227

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	25	MOD METAL
EW	Exterior Wall	05	AVERAGE
RS	Roof Structure	04	WOOD TRUSS
RC	Roof Cover	12	MODULAR MT
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	14	CARPET
IF	Interior Flooring	06	VINYL ASB
AC	Air Conditioning	06	ENG CENTRL
HT	Heating Type	09	ENG F AIR
FIX	Fixtures	6.00	
FR	Frame	02	WOOD FRAME
SH	Story Height	8.00	
RMS	RMS	6.00	
STR	Stories	0	0
COND	Condition Adjustment	03	03

Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
BAS	2,040	100%	2,040
CAN	340	30%	102



Building # 3, Section # 1, 273444, COMMERCIAL BLDGS

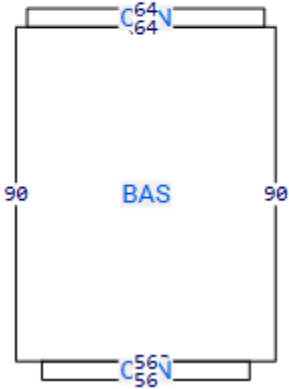
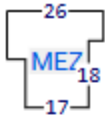
Type	Model	Heated Area	Gross Area	Repl Cost New	YrBlt	Year Eff	Other % Dpr	Normal % Dpr	% Cond	Value
8800	04	6300	7439	\$284,009	2013	2013	0.00%	10.00%	90.00%	\$255,608

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	25	MOD METAL
RS	Roof Structure	10	STEEL FRME
RC	Roof Cover	12	MODULAR MT
IW	Interior Wall	02	WALL BD/WD
IF	Interior Flooring	12	HARDWOOD
IF	Interior Flooring	15	HARDTILE
CE	Ceiling	03	PART.FIN.
AC	Air Conditioning	06	ENG CENTRL
HT	Heating Type	09	ENG F AIR
PL	Plumbing	6.00	
FR	Frame	05	STEEL
SH	Story Height	12.00	
RMS	RMS	4.00	
STR	Stories	1.	1.

Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
BAS	6,300	100%	6,300
CAN	280	30%	84
CAN	320	30%	96
MEZ	539	20%	108



Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value
0166	CONC,PAVMT	20	72	1440.00	\$2.00	2013	100%	\$2,880
0260	PAVEMENT- ASPHALT			27416.00	\$1.60	2013	100%	\$43,866

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
1100	STORE 1FLR	00	.00	.00	47,058.00	\$10.00/SF	1.08	0.85	\$399,993
9601	RETENTION AREA	00	.00	.00	0.31	\$175.00/AC	0.31	1.00	\$54

Personal Property

Account	Secured/ Unsecured	Owner	Description
00173-575	Unsecured	A GROOM ABOVE	B - BUSINESS
00173-700	Unsecured	A J'S HAIRSPACE	B - BUSINESS

Permits

Date	Permit	Type	Status	Description
Feb 3, 2025	000052165	ELECTRICAL	COMPLETED	Electrical Service
May 8, 2013	30707	COMMERCIAL	COMPLETED	COMMERCIAL

TRIM Notices

2025

2024

2023

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of October 02, 2025.

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