

Columbia County Property Appraiser

Jeff Hampton

2022 Working Values

updated: 6/9/2022

Parcel: << **00-00-00-12502-000 (41049)** >>

Owner & Property Info

| | | | |
|--------------|--|--------------|----------|
| Owner | BLOW RYDERWOOD LLC 495 SW LAKEVIEW AVE LAKE CITY, FL 32025 | | |
| Site | 830 W DUVAL St, LAKE CITY | | |
| Description* | W DIV: LOT 4 BLOCK 2 MCFARLANE PARK S/D, EX RD R/W. & BEG NW COR OF SAID LOT 4 BLOCK 2, RUN S 35 DEG W ALONG E R/W OF ABANDONED RR 112.98 FT TO NW COR OF LOT 19 BLOCK 2 N 2 DEG E 60.93 FT TO S R/W OF US-90, E'LY ALONG R/W 70 FT TO POB & COMM SE COR OF BLK ...more>>> | | |
| Area | 0.212 AC | S/T/R | 31-3S-17 |
| Use Code** | STORES/1 STORY (1100) | 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 | \$46,350 | Mkt Land | \$46,350 |
| Ag Land | \$0 | Ag Land | \$0 |
| Building | \$67,998 | Building | \$74,694 |
| XFOB | \$0 | XFOB | \$0 |
| Just | \$114,348 | Just | \$121,044 |
| Class | \$0 | Class | \$0 |
| Appraised | \$114,348 | Appraised | \$121,044 |
| SOH Cap [?] | \$0 | SOH Cap [?] | \$0 |
| Assessed | \$114,348 | Assessed | \$121,044 |
| Exempt | \$0 | Exempt | \$0 |
| Total Taxable | county:\$114,348 city:\$114,348 other:\$0 school:\$114,348 | Total Taxable | county:\$121,044 city:\$121,044 other:\$0 school:\$121,044 |



▼ Sales History

| Sale Date | Sale Price | Book/Page | Deed | V/I | Qualification (Codes) | RCode |
|-----------|------------|---------------------------|------|-----|-----------------------|-------|
| 4/1/2019 | \$140,000 | 1381/1931 | WD | I | Q | 01 |
| 6/9/2016 | \$73,500 | 1316/1444 | WD | I | Q | 01 |
| 7/22/2013 | \$48,500 | 1258/1208 | WD | I | U | 12 |
| 5/2/2012 | \$105,700 | 1235/0846 | CT | I | U | 18 |
| 3/7/2001 | \$9,400 | 0921/2732 | WD | V | U | 01 |
| 6/1/1980 | \$41,000 | 0448/0384 | 03 | I | Q | |

▼ Building Characteristics

| Bldg Sketch | Description* | Year Blt | Base SF | Actual SF | Bldg Value |
|------------------------|-------------------|----------|---------|-----------|------------|
| Sketch | STORE RETL (3500) | 1930 | 1596 | 1804 | \$74,694 |

*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 |
| N O N E | | | | | |

| ▼ Land Breakdown | | | | | |
|------------------|------------------|-------------------------|-------------------------|----------|------------|
| Code | Desc | Units | Adjustments | Eff Rate | Land Value |
| 1100 | STORE 1FLR (MKT) | 9,270.000 SF (0.212 AC) | 1.0000/1.0000 1.0000/ / | \$5 /SF | \$46,350 |