

## Columbia County Property Appraiser

Jeff Hampton

## 2022 Working Values

updated: 7/21/2022

Parcel: &lt;&lt; 00-00-00-14090-001 (42632) &gt;&gt;

## Owner &amp; Property Info

Result: 2 of 2

Owner	840 MAIN BLVD LLC 184 SW DOMINOS WAY LAKE CITY, FL 32025		
Site	826 SW MAIN Blvd, LAKE CITY 826 SW MAIN Blvd		
Description*	S DIV: COMM SE COR OF SW1/4 OF SW1/4, RUN W 29.4 FT TO W R/W US-41, RUN N 188.9 FT FOR POB, CONT N 147 FT, W 168.69 FT, N 3.1 FT TO SE COR LOT 9 BLOCK 7 LAKE VILLAS S/D ADD #4 RUN SW 301 FT ALONG S SIDE OF LOTS 9, 10, 11 & 12 TO SW COR OF LOT 13, RUN SE 32 ...more>>>		
Area	1.163 AC	S/T/R	32-3S-17
Use Code**	OFFICE BLD 1STY (1700)	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 &amp; Zoning office for specific zoning information.

## Property &amp; Assessment Values

2021 Certified Values		2022 Working Values	
Mkt Land	\$182,000	Mkt Land	\$182,650
Ag Land	\$0	Ag Land	\$0
Building	\$382,934	Building	\$365,094
XFOB	\$23,819	XFOB	\$23,819
Just	\$588,753	Just	\$571,563
Class	\$0	Class	\$0
Appraised	\$588,753	Appraised	\$571,563
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$588,753	Assessed	\$571,563
Exempt	\$0	Exempt	\$0
Total	county:\$588,753	Total	county:\$571,563
Taxable	city:\$588,753	Taxable	city:\$571,563
	other:\$0		other:\$0
	school:\$588,753		school:\$571,563

Aerial Viewer Pictometry Google Maps

2019 2016 2013 2010 2007 2005 Sales



## Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
6/2/2022	\$1,150,000	1468/0769	WD	I	U	37
8/31/2012	\$752,600	1241/1334	TD	I	Q	01
7/21/2008	\$100	1155/2770	QC	I	U	01
5/1/2002	\$100	0952/1290	PR	I	U	01
12/16/1992	\$0	0779/0346	WD	I	U	03

## Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	OFFICE LOW (4900)	1979	8426	9041	\$262,928
Sketch	OFFICE LOW (4900)	1983	3000	3080	\$102,166

\*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	0	\$18,895.00	20994.00	0 x 0
0166	CONC,PAVMT	0	\$3,224.00	2149.00	0 x 0
0140	CLFENCE 6	0	\$1,700.00	200.00	0 x 0

## Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
1700	1STORY OFF (MKT)	37,700.000 SF (0.865 AC)	1.0000/1.0000 1.0000/ /	\$5 /SF	\$169,650
1700	1STORY OFF (MKT)	13,000.000 SF (0.298 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$13,000

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