

Columbia County Property Appraiser

Jeff Hampton

2023 Working Values

updated: 3/23/2023

Parcel: << 26-3S-15-00272-001 (857) >>

Owner & Property Info

Result: 1 of 1

Owner	RUBAIYA INC 355 SE LLEWELLYN AVE LAKE CITY, FL 32025		
Site	9670 W US HIGHWAY 90, LAKE CITY		
Description*	COMM SE COR OF NE1/4 OF NW1/4, RUN W 67.86 FT TO W R/W OF CR-252, N 99.78 FT FOR POB, RUN W 150 FT, N 200 FT TO S R/W US-90, E ALONG US-90 178 FT, S 157 FT TO POB. 461-526, WD 1253-112, WD 1415- 791,		
Area	0.59 AC	S/T/R	26-3S-15
Use Code**	CONV STORE/GAS (1126)	Tax District	3

*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

2022 Certified Values		2023 Working Values	
Mkt Land	\$20,355	Mkt Land	\$20,355
Ag Land	\$0	Ag Land	\$0
Building	\$57,018	Building	\$57,018
XFOB	\$4,500	XFOB	\$4,500
Just	\$81,873	Just	\$81,873
Class	\$0	Class	\$0
Appraised	\$81,873	Appraised	\$81,873
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$81,873	Assessed	\$81,873
Exempt	\$0	Exempt	\$0
Total	county:\$81,873 city:\$0	Total	county:\$81,873 city:\$0
Taxable	other:\$0 school:\$81,873	Taxable	other:\$0 school:\$81,873

Aerial Viewer Pictometry Google Maps



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
7/15/2020	\$100,000	1415/0791	WD	I	Q	01
4/16/2013	\$450,000	1253/0112	WD	I	U	37

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	NBHD CONVE (4300)	1981	2480	4476	\$57,018

*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	0	\$4,500.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
1410	CONV STORE (MKT)	0.590 AC	1.0000/1.0000 1.0000/1.1500000 /	\$34,500 /AC	\$20,355

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