

## Columbia County Property Appraiser

Jeff Hampton

2023 Working Values

updated: 6/8/2023

Parcel: &lt;&lt; 02-4S-16-02714-301 (11130) &gt;&gt;

## Owner &amp; Property Info

|              |                                                                                                                                          |              |          |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------|--------------|----------|
| Owner        | LUNDE BLAKE N II<br>LUNDE STEPHANIE E<br>618 SW FLORIDA GATEWAY DR<br>LAKE CITY, FL 32024                                                |              |          |
| Site         | 618 SW FLORIDA GATEWAY DR, LAKE CITY                                                                                                     |              |          |
| Description* | LOT 1 FLORIDA GATEWAY CENTER SOUTH S/D UNIT 1: 945-178, WD 1109-1723, WD 1202-784, CT 1247-890, QC 1271-1926, LE 1429-167, LE 1479-1116, |              |          |
| Area         | 0.55 AC                                                                                                                                  | S/T/R        | 02-4S-16 |
| Use Code**   | OFFICE BLD 1STY (1700)                                                                                                                   | Tax District | 1        |

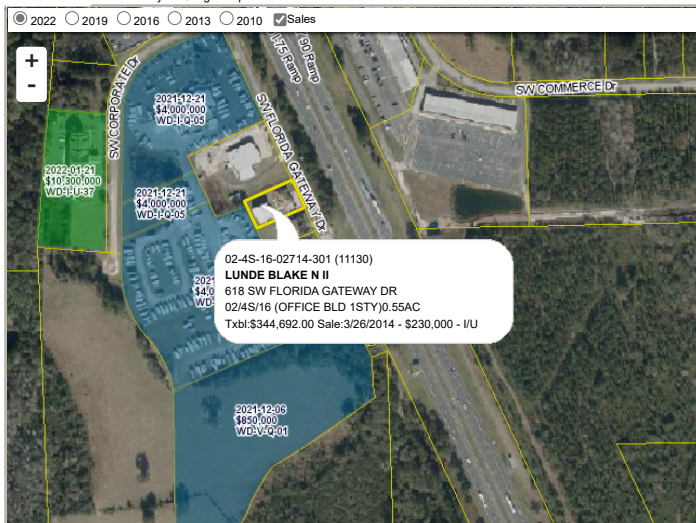
\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

\*\*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

| 2022 Certified Values |                                                               | 2023 Working Values |                                                               |
|-----------------------|---------------------------------------------------------------|---------------------|---------------------------------------------------------------|
| Mkt Land              | \$81,457                                                      | Mkt Land            | \$81,457                                                      |
| Ag Land               | \$0                                                           | Ag Land             | \$0                                                           |
| Building              | \$237,334                                                     | Building            | \$254,427                                                     |
| XFOB                  | \$8,808                                                       | XFOB                | \$8,808                                                       |
| Just                  | \$327,599                                                     | Just                | \$344,692                                                     |
| Class                 | \$0                                                           | Class               | \$0                                                           |
| Appraised             | \$327,599                                                     | Appraised           | \$344,692                                                     |
| SOH Cap [?]           | \$0                                                           | SOH Cap [?]         | \$0                                                           |
| Assessed              | \$327,599                                                     | Assessed            | \$344,692                                                     |
| Exempt                | \$0                                                           | Exempt              | \$0                                                           |
| Total                 | county:\$327,599 city:\$327,599<br>other:\$0 school:\$327,599 | Total               | county:\$344,692 city:\$344,692<br>other:\$0 school:\$344,692 |
| Taxable               |                                                               | Taxable             |                                                               |

Aerial Viewer Pictometry Google Maps



## Sales History

| Sale Date  | Sale Price | Book/Page | Deed | V/I | Qualification (Codes) | RCode                         |
|------------|------------|-----------|------|-----|-----------------------|-------------------------------|
| 11/15/2022 | \$100      | 1479/1116 | LE   | I   | U                     | 14                            |
| 1/26/2021  | \$100      | 1429/0167 | LE   | I   | U                     | 14                            |
| 3/26/2014  | \$230,000  | 1271/1926 | QC   | I   | U                     | 12                            |
| 12/19/2012 | \$100      | 1247/0890 | CT   | I   | U                     | 18                            |
| 2/1/2007   | \$100      | 1202/0784 | WD   | I   | U                     | 01                            |
| 2/1/2007   | \$395,000  | 1109/1723 | WD   | I   | U                     | 05 (Multi-Parcel Sale) - show |
| 1/29/2002  | \$80,000   | 0945/0178 | WD   | I   | U                     | 01                            |

## Building Characteristics

| Bldg Sketch | Description*      | Year Blt | Base SF | Actual SF | Bldg Value |
|-------------|-------------------|----------|---------|-----------|------------|
| Sketch      | OFFICE LOW (4900) | 1993     | 2316    | 2488      | \$97,732   |
| Sketch      | PREF M B A (8700) | 2008     | 3660    | 3660      | \$156,695  |

\*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   |
|------|------------|----------|------------|---------|--------|
| 0166 | CONC.PAVMT | 0        | \$8,108.00 | 4054.00 | 0 x 0  |
| 0166 | CONC.PAVMT | 2003     | \$700.00   | 350.00  | 5 x 70 |

## Land Breakdown

| Code | Desc             | Units                    | Adjustments                    | Eff Rate | Land Value |
|------|------------------|--------------------------|--------------------------------|----------|------------|
| 1700 | 1STORY OFF (MKT) | 23,958.000 SF (0.550 AC) | 1.0000/1.0000 1.0000/4000000 / | \$3 /SF  | \$81,457   |