

Columbia County Property Appraiser

Jeff Hampton

2022 Working Values

updated: 4/28/2022

 Parcel: << **00-00-00-12713-000**
(41254)

>> Aerial Viewer Pictometry Google Maps

Owner & Property Info

Result: 1 of

1

Owner	CHANCELLOR INCOME HOLDINGS LLC 8377 E HARTFORD DR SUITE 100 SCOTTSDALE, AZ 85255		
Site	121 NW MAIN Blvd, LAKE CITY		
Description*	C DIV: COMM NE COR BLOCK 28, S 41.06 FT FOR POB, CONT S 78.5 FT, SW 33.17 FT, W 139.9 FT ALONG N R/W DUVAL ST, NW 33.18 FT TO E R/W FIRST ST, N 82.72 FT, E 184.55 FT TO POB. (BLOCK 28). EX ADDN'T DOT RD R/W TAKEN DESC ORB 1013-808. 412-687, 718-3, 910-223 ...more>>>		
Area	0.416 AC	S/T/R	32-3S-17
Use Code**	RESTAURANT/CAFE (2100)	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	\$181,620	Mkt Land	\$1
Ag Land	\$0	Ag Land	
Building	\$141,365	Building	\$1
XFOB	\$25,441	XFOB	\$
Just	\$348,426	Just	\$3
Class	\$0	Class	
Appraised	\$348,426	Appraised	\$3
SOH Cap [?]	\$0	SOH Cap [?]	
Assessed	\$348,426	Assessed	\$3
Exempt	\$0	Exempt	
Total	county:\$348,426	Total	county:\$3



Taxable	city:\$348,426	Taxable	city:\$3
	other:\$0		
	school:\$348,426		school:\$3



▼ Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
6/18/2021	\$220,000	1443/1118	WD	I	U	37
6/27/2012	\$860,000	1237/2022	WD	I	U	37
6/27/2012	\$220,000	1237/1985	WD	I	U	37
9/13/2000	\$601,500	0910/2238	WD	I	U	03
4/30/1990	\$345,290	0718/0003	WD	I	U	

▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	RES F/FOOD (5700)	1978	1574	2102	\$137,145

*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
0297	SHED CONCRETE BLOCK	0	\$2,000.00	1.00	0 x 0
0260	PAVEMENT-ASPHALT	0	\$17,861.00	16237.00	0 x 0
0296	SHED METAL	0	\$1,500.00	1.00	10 x 16
0253	LIGHTING	1993	\$3,000.00	3.00	0 x 0
0164	CONC BIN	1993	\$1,080.00	144.00	8 x 18

▼ Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
2100	RESTAURANT (MKT)	18,162.000 SF (0.416 AC)	1.0000/1.0000 1.0000/1.6000000 /	\$10 /SF	\$181,620

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