

Columbia County Property Appraiser

Jeff Hampton

2022 Working Values

updated: 8/25/2022

Parcel: (<<) **05-4S-17-07610-002 (28490)** (>>)

Owner & Property Info

Result: 1 of 1

Owner	SOUTH TOWN SQUARE LLC P O BOX 2095 LAKE CITY, FL 32056		
Site	1489 SW MAIN Blvd, LAKE CITY 1445 SW MAIN Blvd		
Description*	BEG NE COR OF NW1/4 OF SW1/4, RUN E 181.45 FT, S 835.26 FT TO N LINE SUGAR CREEK, W ALONG N LINE OF CREEK 464.47 FT TO E R/W US-41, N ALONG R/W 679.90 FT, E 169.08 FT, N 161.25 FT TO S R/W MARGARET ST, E 79.79 FT TO POB. (SOUTH TOWN SQUARE). 308-120, 726-2 ...more>>>		
Area	7.479 AC	S/T/R	05-4S-17
Use Code**	COMMUNITY SHOPPING (1600)	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	\$598,320	Mkt Land	\$598,320
Ag Land	\$0	Ag Land	\$0
Building	\$726,528	Building	\$812,002
XFOB	\$45,607	XFOB	\$45,607
Just	\$1,370,455	Just	\$1,455,929
Class	\$0	Class	\$0
Appraised	\$1,370,455	Appraised	\$1,455,929
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$1,370,455	Assessed	\$1,455,929
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$1,370,455 city:\$1,370,455 other:\$0 school:\$1,370,455	Total Taxable	county:\$1,455,929 city:\$1,455,929 other:\$0 school:\$1,455,929

Aerial Viewer Pictometry Google Maps



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
12/31/2007	\$100	1140/0691	TR	I	U	01
5/16/2007	\$100	1120/0405	WD	I	U	01
10/30/1990	\$475,000	0735/0013	WD	I	U	09
7/26/1990	\$385,000	0726/0262	CT	I	U	09
7/9/1973	\$36,545	0308/0120	WD	I	Q	01

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SHOP NBHD (3800)	1975	63117	78047	\$812,002

*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	1975	\$41,607.00	231150.00	0 x 0
0253	LIGHTING	2003	\$4,000.00	4.00	0 x 0

▼ Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
1600	SH CTR COM (MKT)	7.479 AC	1.0000/1.0000 1.0000/ /	\$80,000 /AC	\$598,320

Search Result: 1 of 1

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by: GrizzlyLogic.com

BEG NE COR OF NW1/4 OF SW1/4,
RUN E 181.45 FT, S 835.26 FT
TO N LINE SUGAR CREEK, W ALONG

SOUTH TOWN SQUARE LLC
P O BOX 2095
LAKE CITY, FL 32056

2022

05-4S-17-07610-002



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										VALUATION SUMMARY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	ETB	ECON	FNCT	AP	NORM	% COND	VALUATION SUMMARY													
Exterior Wall	15	CONC BLOCK 100	3800	04	69,491	82,003.4	38.95	2,706,674	1975	1975	0	0	20	50.00	30.00	Tax Group: 1													
Roof Structure	09	RIDGE FRME 100														Tax Dist:													
Roof Cover	04	BUILT-UP 100														BUILDING MARKET VALUE													
Interior Wall	05	DRYWALL 100														TOTAL MARKET OBXIF VALUE													
Interior Floor	14	CARPET 80														TOTAL LAND VALUE - MARKET													
Ceiling	01	FIN. SUSPD 100														TOTAL MARKET VALUE													
Air Condition	06	ENG CENTRL 100														SOH/AGL Deduction													
Heating Type	09	ENG F AIR 100														ASSESSED VALUE													
Fixtures	53	100														TOTAL EXEMPTION VALUE													
Frame	03	MASONRY 100														BASE TAXABLE VALUE													
Story Height	20	100														TOTAL JUST VALUE													
RMS	35	100														NCON VALUE													
Stories	1	1	100													INCOME VALUE													
Units	0	100														PREVIOUS YEAR MKT VALUE													
Condition Adj	03	03	100													BLDG: 3:1: CHRISTAIN BOOK STORE, GTM, STORAGE FOR													
Quality	03	03														BLDG: 2:1: ECKERDS													
DOR CODE	1600	COMMUNITY SHOPPING														PERMIT NUM													
MAP NUM																DESCRIPTION													
NEIGHBORHOOD/LOC	5417.00	1.00/														AMT													
AREA	TOTAL	PCT OF BASE	TOT ADJ	AREA	SUBAREA	MARKET	VALUE									ISSUED													
BAS	1,320	100	1,320	15,424																									
BAS	1,360	100	1,360	15,892																									
BAS	1,480	100	1,480	17,294																									
BAS	2,000	100	2,000	23,370																									
BAS	2,584	100	2,584	30,194																									
BAS	4,624	100	4,624	54,032																									
BAS	4,624	100	4,624	54,032																									
BAS	5,285	100	5,285	61,755																									
BAS	5,830	100	5,830	68,124																									
BAS	13,872	100	13,872	162,094																									
TOTALS	78,047		69,491	812,002																									
EXTRA FEATURES										BUILDING DIMENSIONS										BUILDING NOTES									
L	OBXIF	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	NOTES	BAS= W35 FST= N9 W25 S9 E25S W3 S15 E34 N15S S15													
1	0260	PAYEMENT-A	0	0	0	0	0	0	231,150.00	UT 0.90	0.90	20	1975	1975	3	20	BAS= W34 FST= N15W22 CLP= N17 W17 S17 E17S W12 S15E34S BAS=												
2	0253	LIGHTING	0	0	0	0	0	0	4,000	UT 1,000.00	1,000.00	2003	2003	3	100	4,000	W34 FST= N15 W93 S15 E93S BAS= W102 FST= N5 CLP= N5 W19 S5												
																				E19S W49 S20 E49 N15 S S15 BAS= W49 FST= N21 W46 CAN= N20 W13									
																				S20 E13SW68 S30 E114 N9S S9 BAS= W114 N30 W5 CLP= N15 W13 S4									
																				W29 S11 E42 S W42 S142 CAN= S11 E62 S2 E35 N2 E64 N3 E379 N8									
																				W368 N9 W11 S9 W161S E161 N112S S103 E11 S9 E38 N121S S121									
																				E102 N136S S136 E34 N136SS136 E34 N136S S136 E35 BAS= E25									
																				BAS= E20 BAS= E20 BAS= E22 BAS= E38 N68 FST= N12 W38 S12 E38S									
																				W38 S68S N46 KTG= N22 W8 S22 E8 S W8 N22 FST= E8 N12 W22 S12									
																				E14S W14 S68S N68 FST= N12 W20 S12 E20S W20 S68S N74 FST= N6									
																				W20 S6E20S W20 S74S N80 W25 S80S N151S PTR= N50 FST= N10 W68									
LAND DESCRIPTION										TOTAL OBXIF										OTHER ADJUSTMENTS AND NOTES									
L	USE	LAND USE DESCRIPTION	CAP	R	LOC	ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	TOT ADJ	% COND	ADJ UNIT PRICE	LAND VALUE	YEAR													
1	1600	SH CTR COM	0	00			656.00	440.00	7.48 AC	AC	1.00	1.00	1.00	80,000.00	598,320	DENSITY													
																				DECL									
																				PRZ									
																				YR									
																				CONSV									
REVIEW DATE 09/29/2016										BY DEFP										Total Acres: 7.48									
																				Total Land Value: 598,320									
																				Market: 0									
																				Agricultural: 0									
																				Common: 598,320									
																				PRINTED 08/25/2022									