

Columbia County Property Appraiser

Jeff Hampton

2024 Working Values  
updated: 9/12/2024

Parcel: 03-6S-17-09562-000 (35105)

Owner & Property Info

Owner	LOVE'S TRAVEL STOPS & COUNTRY STORES INC 15 WEST 6TH STREET SUITE 2400 TULSA, OK 74119		
Site	13700 S US HIGHWAY 441, LAKE CITY		
Description*	COMM NE COR OF NW1/4 OF NE1/4, RUN W 106.25 FT TO W R/W US-41 FOR POB, RUN S 191.3 FT, W 630 FT, S 630.84 FT TO NE'LY R/W I-75, RUN NW'LY ALONG R/W 766 FT MOL TO INTERS OF NE'LY R/W I-75 & W LINE OF NW1/4 OF NE1/4, RUN N 329.26 FT, E 1225.41 FT TO POB. & C ...more>>>		
Area	17.83 AC	S/T/R	03-6S-17
Use Code**	TRUCK STOP (2620)	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

2023 Certified Values		2024 Working Values	
Mkt Land	\$1,337,250	Mkt Land	\$1,337,250
Ag Land	\$0	Ag Land	\$0
Building	\$1,519,475	Building	\$1,555,167
XFOB	\$1,434,252	XFOB	\$1,435,252
Just	\$4,290,977	Just	\$4,327,669
Class	\$0	Class	\$0
Appraised	\$4,290,977	Appraised	\$4,327,669
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$4,290,977	Assessed	\$4,327,669
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$4,290,977 city:\$0 other:\$0 school:\$4,290,977	Total Taxable	county:\$4,327,669 city:\$0 other:\$0 school:\$4,327,669

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
3/22/2017	\$850,000	1333 / 1265	WD	V	Q	04
3/21/2017	\$800,000	1333 / 1321	WD	V	Q	04
5/24/2016	\$100	1315 / 1481	WD	V	U	11
1/12/2007	\$595,000	1107 / 2638	WD	V	Q	
3/11/2003	\$100	979 / 639	WD	V	Q	01
4/20/2001	\$67,000	924 / 2698	WD	V	Q	03
4/28/1997	\$200,000	838 / 1350	WD	I	U	35
11/19/1992	\$225,000	769 / 697	WD	I	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	TRUCK STOP (6410)	2018	12290	24427	\$1,170,666
Sketch	SERV SHOP (6700)	2018	9780	10668	\$384,501

\*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

Code	Desc	Year Blt	Value	Units	Dims
0260	PAVEMENT-ASPHALT	2018	\$1,299,354.00	406048.00	0 x 0
0166	CONC,PAVMT	2018	\$13,050.00	2900.00	0 x 0
0253	LIGHTING	2018	\$27,000.00	18.00	0 x 0
0140	CLFENCE 6	2018	\$16,125.00	2150.00	0 x 0
0296	SHED METAL	2018	\$600.00	60.00	10 x 6
0294	SHED WOOD/VINYL	2018	\$1,573.00	143.00	13 x 11
0164	CONC BIN	2018	\$7,150.00	650.00	0 x 0
0292	SCALES	2018	\$69,400.00	1.00	0 x 0
0169	FENCE/WOOD	2023	\$1,000.00	1.00	x

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
2620	TRUCK STOP (MKT)	17.830 AC	1.0000/1.0000 1.0000/ /	\$75,000 /AC	\$1,337,250