

Columbia County Property Appraiser
Jeff Hampton**2023 Working Values**

updated: 5/25/2023

Parcel: << 35-3S-16-02573-003 (10557) >>

Owner & Property Info

Result: 2 of 2

Owner	THOMAS-BAIN INC 209 N DAWSON ST THOMASVILLE, GA 31792		
Site	3081 W US HIGHWAY 90, LAKE CITY		
Desc*	COMM SE COR OF LOT B BROOKSIDE S/D, RUN W ALONG N R/W US-90 328.11 FT FOR POB, CONT W 150 FT, N 288.01 FT, NE 106.13 FT, E 113.53 FT, S 371.97 FT TO POB. (BEING PART OF LOT B BROOKSIDE S/D) ORB 341-172, 704-56, 788-233, 799-1228 (WENDY'S)		
Area	1.28 AC	S/T/R	35-3S-16
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

2022 Certified Values				2023 Working Values			
Mkt Land		\$669,084		Mkt Land		\$669,084	
Ag Land		\$0		Ag Land		\$0	
Building		\$275,915		Building		\$283,510	
XFOB		\$14,700		XFOB		\$14,700	
Just		\$959,699		Just		\$967,294	
Class		\$0		Class		\$0	
Appraised		\$959,699		Appraised		\$967,294	
SOH Cap [?]		\$19,470		SOH Cap [?]		\$0	
Assessed		\$959,699		Assessed		\$967,294	
Exempt		\$0		Exempt		\$0	
Total Taxable		county:\$940,229 city:\$940,229 other:\$0 school:\$959,699		Total Taxable		county:\$967,294 city:\$967,294 other:\$0 school:\$967,294	

▼ Sales History

Sale Date	Sale Price	Bk/Pg	Deed	V/I	Qual (Codes)	RCode
12/19/1994	\$467,500	0799/1228	WD	I	U	06
3/24/1994	\$510,000	0788/0233	WD	I	U	06
12/8/1989	\$136,800	0704/0056	WD	I	U	

▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	RES F/FOOD (5700)	1979	2631	4196	\$283,510

*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	\$10,800.00	1.00	0 x 0
0253	LIGHTING	1993	\$1,000.00	2.00	0 x 0
0253	LIGHTING	1993	\$2,400.00	3.00	0 x 0
0169	FENCE/WOOD	2008	\$500.00	1.00	0 x 0

▼ Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
2100	RESTAURANT (MKT)	55,757.000 SF (1.280 AC)	1.0000/1.0000 1.0000/ /	\$12 /SF	\$669,084