

Columbia County Property Appraiser

Jeff Hampton

2020 Preliminary Certified

updated: 8/12/2020

Parcel: << 35-3S-16-02573-000 >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Result: 1 of 1

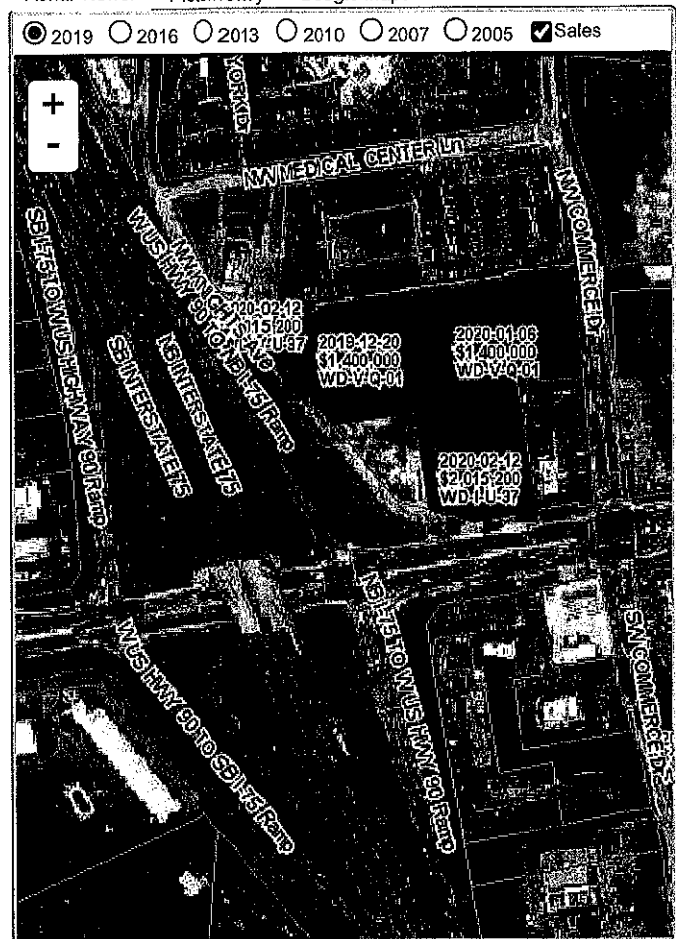
| | | | |
|--------------|---|--------------|----------|
| Owner | TOMLINSON PROPERTIES LLC 1208 S RIDGEWOOD AVE EDGEWATER, FL 32132 | | |
| Site | 3177 US HIGHWAY 90, LAKE CITY | | |
| Description* | LOT A BROOKSIDE S/D. (SONNY'S BAR-B-Q).WD 1130-1316 | | |
| Area | 1.339 AC | S/T/R | 35-3S-16 |
| Use Code** | RESTAURANT (002100) | Tax District | 2 |

*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

| 2019 Certified Values | | 2020 Preliminary Certified | |
|-----------------------|-------------------------------------|----------------------------|-------------------------------------|
| Mkt Land (1) | \$583,700 | Mkt Land (1) | \$583,700 |
| Ag Land (0) | \$0 | Ag Land (0) | \$0 |
| Building (1) | \$357,977 | Building (1) | \$359,580 |
| XFOB (6) | \$41,692 | XFOB (6) | \$41,692 |
| Just | \$983,369 | Just | \$984,972 |
| Class | \$0 | Class | \$0 |
| Appraised | \$983,369 | Appraised | \$984,972 |
| SOH Cap [?] | \$0 | SOH Cap [?] | \$0 |
| Assessed | \$983,369 | Assessed | \$984,972 |
| Exempt | \$0 | Exempt | \$0 |
| Total | county:\$983,369 city:\$983,369 | Total | county:\$984,972 city:\$984,972 |
| Taxable | other:\$983,369 school:\$983,369 | Taxable | other:\$984,972 school:\$984,972 |



Sales History

| Sale Date | Sale Price | Book/Page | Deed | V/I | Quality (Codes) | RCode |
|-----------|------------|-----------|------|-----|-----------------|-------|
| 8/24/2007 | \$100 | 1130/1316 | WD | I | U | 01 |
| 10/1/1984 | \$250,000 | 549/0625 | WD | I | U | 01 |
| 7/1/1977 | \$145,000 | 382/0612 | 03 | I | Q | |

Building Characteristics

| Bldg Sketch | Bldg Item | Bldg Desc* | Year Blt | Base SF | Actual SF | Bldg Value |
|-------------|-----------|---------------------|----------|---------|-----------|------------|
| Sketch | 1 | RESTAURANT (005600) | 1985 | 5569 | 6081 | \$359,580 |

*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 | Condition (% Good) |
|------|------------|----------|-------------|----------|--------------|--------------------|
| 0260 | PAVEMENT-A | 0 | \$30,780.00 | 1.000 | 0 x 0 x 0 | (000.00) |
| 0253 | LIGHTING | 1993 | \$1,500.00 | 3.000 | 0 x 0 x 0 | (000.00) |
| 0294 | SHED WOOD/ | 1993 | \$600.00 | 120.000 | 10 x 12 x 0 | (000.00) |
| 0253 | LIGHTING | 1993 | \$1,600.00 | 2.000 | 0 x 0 x 0 | (000.00) |
| 0166 | CONC,PAVMT | 2016 | \$5,280.00 | 2640.000 | 11 x 240 x 0 | (000.00) |

Land Breakdown

| Land Code | Desc | Units | Adjustments | Eff Rate | Land Value |
|-----------|------------------|----------------------------|---------------------|----------|------------|
| 002100 | RESTAURANT (MKT) | 58,370.000 SF - (1.339 AC) | 1.00/1.00 1.00/1.00 | \$10 | \$583,700 |

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