

# Columbia County Property Appraiser

Jeff Hampton

**2022 Working Values**

updated: 4/21/2022

Parcel: << **36-3S-16-02611-005 (10653)** >>

## Owner & Property Info

Result: 1 of 1

Owner	<b>VALENSIN FAMILY TRUST</b> 409 PRITCHARD LN BROCK, TX 76087-9526		
Site	2609 W US HIGHWAY 90, LAKE CITY		
Description*	COMM SE COR OF W1/2 OF SW1/4, RUN N 805.67 FT TO N R/W US-90 RUN W ALONG N R/W 655.91 FT FOR POB, CONT W STILL ALONG SAID N R/W US-90, 219.70 FT TO ITS INTERS WITH ERLY R/W LINE OF NW BASCOM NORRIS DR (FKA DOUGLAS RD), N 5 DG E ALONG E R/W, 250 FT TO ITS ...more>>>		
Area	1.263 AC	S/T/R	36-3S-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

2021 Certified Values		2022 Working Values	
Mkt Land	\$962,990	Mkt Land	\$962,990
Ag Land	\$0	Ag Land	\$0
Building	\$268,842	Building	\$261,859
XFOB	\$30,995	XFOB	\$30,995
Just	\$1,262,827	Just	\$1,255,844
Class	\$0	Class	\$0
Appraised	\$1,262,827	Appraised	\$1,255,844
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$1,262,827	Assessed	\$1,255,844
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$1,262,827 city:\$1,262,827 other:\$0 school:\$1,262,827	Total Taxable	county:\$1,255,844 city:\$1,255,844 other:\$0 school:\$1,255,844

Aerial Viewer Pictometry Google Maps

2019 2016 2013 2010 2007 2005 ☒ Sales



## ▼ Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
10/31/2012	\$1,600,000	1243/2684	WD	I	U	30
11/25/1987	\$250,000	0638/0037	WD	V	Q	

## ▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	RES F/FOOD (5700)	1988	3623	3990	\$261,859

\*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	\$24,520.00	1.00	0 x 0
0253	LIGHTING	1993	\$4,000.00	4.00	0 x 0
0166	CONC,PAVMT	1993	\$1,500.00	1.00	0 x 0