

Columbia County Property Appraiser

Jeff Hampton

2020 Working Values

updated: 4/17/2020

Parcel: << **35-3S-16-02545-001** >>**Owner & Property Info**

Result: 1 of 2

Owner	KAVEPS LAKE CITY LLC C/O INSPIRE BRANDS THREE GLENLAKE PKWY 5TH FLOOR PROPERTY TAX ATLANTA, GA 30328		
Site	3289 US HIGHWAY 90 , LAKE CITY		
Description*	BEG AT A PT ON N R/W US-90 330 FT W OF E LINE OF W1/2 OF SEC, RUN WLY 60 FT FOR POB, CONT WLY ALONG R/W 138.31 FT, N 300 FT, E 157.72 FT, S 300 FT TO POB. ORB 673-093 THRU 097, 706-083, 753-2140, 779-1714, 850-1839, POA 855-2311, CT 968-432 & DEED 1212-18 ...more>>>		
Area	1.009 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 Working Values	
Mkt Land (1)	\$659,925	Mkt Land (1)	\$659,925
Ag Land (0)	\$0	Ag Land (0)	\$0
Building (1)	\$283,366	Building (1)	\$283,881
XFOB (6)	\$17,130	XFOB (6)	\$17,130
Just	\$960,421	Just	\$960,936
Class	\$0	Class	\$0
Appraised	\$960,421	Appraised	\$960,936
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$960,421	Assessed	\$960,936
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$960,421 city:\$960,421 other:\$960,421 school:\$960,421	Total Taxable	county:\$960,936 city:\$960,936 other:\$960,936 school:\$960,936

Aerial Viewer Pictometry Google Maps

☒ 2019
 ☐ 2016
 ☐ 2013
 ☐ 2010
 ☐ 2007
 ☐ 2005
 ☒ Sales
**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Quality (Codes)	RCode
4/7/2011	\$100	1212/1816	FS	I	U	30
11/6/2002	\$100	968/0432	CT	I	U	01
12/7/1997	\$100	850/1839	QC	I	U	01

▼ Building Characteristics

Bldg Sketch	Bldg Item	Bldg Desc*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	1	RES F/FOOD (005700)	1984	3079	3367	\$283,366

*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.

5/12/2020

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▼ Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims	Condition (% Good)
0166	CONC,PAVMT	1993	\$270.00	18.000	0 x 0 x 0	(000.00)
0166	CONC,PAVMT	1993	\$1,200.00	800.000	4 x 200 x 0	(000.00)
0260	PAVEMENT-A	1993	\$10,872.00	15100.000	0 x 0 x 0	AP (020.00)
0164	CONC BIN	2008	\$1,728.00	144.000	12 x 12 x 0	(000.00)
0253	LIGHTING	1993	\$2,400.00	3.000	0 x 0 x 0	(000.00)

▼ Land Breakdown

Land Code	Desc	Units	Adjustments	Eff Rate	Land Value
002100	RESTAURANT (MKT)	43,995.000 SF - (1.009 AC)	1.00/1.00 1.00/1.50	\$15	\$659,925

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