

Columbia County Property Appraiser

Jeff Hampton

2023 Working Values

updated: 11/10/2022

Parcel: << **35-3S-16-02573-004 (10558)** >>

Owner & Property Info

Result: 1 of 1

Owner	TWAS PROPERTIES LLC 115 E MAIN STREET THOMASTON, GA 30286		
Site	3039 W US HIGHWAY 90, LAKE CITY		
Description*	COMM AT A PT WHERE E LINE OF LOT B BROOKSIDE S/D INTERSECTS THE N'LY R/W US-90, RUN W ALONG R/W 137.11 FT FOR POB, CONT W 191 FT, N 371.97 FT TO A 20 FT DITCH, E 171.86 FT, S 350.36 FT TO POB. BEING PART OF LOT B BROOKSIDE S/D. 400-679, 750-924, WD 1328-3 ...more>>>		
Area	1.579 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	\$825,888	Mkt Land	\$825,888
Ag Land	\$0	Ag Land	\$0
Building	\$40,915	Building	\$40,915
XFOB	\$55,417	XFOB	\$55,417
Just	\$922,220	Just	\$922,220
Class	\$0	Class	\$0
Appraised	\$922,220	Appraised	\$922,220
SOH Cap [?]	\$21,605	SOH Cap [?]	\$0
Assessed	\$922,220	Assessed	\$922,220
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$900,615 city:\$900,615 other:\$0 school:\$922,220	Total Taxable	county:\$922,220 city:\$922,220 other:\$0 school:\$922,220



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
1/14/2022	\$2,250,000	1457/0605	WD	I	Q	05 (Multi-Parcel Sale) - show
1/14/2022	\$2,000,000	1457/0099	WD	I	Q	05 (Multi-Parcel Sale) - show
12/28/2016	\$2,383,400	1328/0346	WD	I	U	37
9/13/1991	\$506,900	0750/0924	WD	I	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	RESTAURANT (5600)	1979	7343	7343	\$40,915

*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	\$43,275.00	57700.00	0 x 0

0180	FPLC 1STRY	0	\$2,000.00	1.00	0 x 0
0253	LIGHTING	1993	\$1,000.00	2.00	0 x 0
0294	SHED WOOD/VINYL	1993	\$960.00	192.00	24 x 8
0164	CONC BIN	1993	\$1,320.00	176.00	11 x 16
0166	CONC,PAVMT	1993	\$1,500.00	1.00	0 x 0
0169	FENCE/WOOD	1993	\$402.00	67.00	0 x 0
0166	CONC,PAVMT	1993	\$960.00	64.00	0 x 0
0140	CLFENCE 6	2017	\$3,500.00	1.00	0 x 0
0150	CLFENCE 8	2017	\$500.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
2100	RESTAURANT (MKT)	68,824.000 SF (1.579 AC)	1.0000/1.0000 1.0000/ /	\$12 /SF	\$825,888

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