

Columbia County Property Appraiser

Jeff Hampton

2023 Working Values

updated: 5/4/2023

Parcel: << 31-3S-17-05946-000 (26069) >>

Owner & Property Info

Result: 1 of 1

Owner	LAKE CITY T AUTOMOTIVE MANAGEMENT LLC 1101 E FLETCHER AVE TAMPA, FL 33612		
Site	1232 W US HIGHWAY 90, LAKE CITY		
Description*	BEG NE COR OF W1/2 OF SW1/4 OF SW1/4, RUN N 267.6 FT TO US-90, RUN NE ALONG RD 1422 FT FOR POB, CONT NE 526.65 FT, SE 305.72 FT, SW 30.42 FT, SE 91.26 FT, SW 376.37 FT, SW 72.40 FT, S 68.19 FT, NW 482.90 FT TO POB, EX COMM SW COR OF NE1/4 OF SW1/4, RUN E ...more>>>		
Area	4,701 AC	S/T/R	31-3S-17
Use Code**	VEH SALE/REPAIR (2700)	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	\$1,091,500	Mkt Land	\$1,091,500
Ag Land	\$0	Ag Land	\$0
Building	\$2,567,455	Building	\$2,134,240
XFOB	\$197,301	XFOB	\$197,301
Just	\$3,856,256	Just	\$3,423,041
Class	\$0	Class	\$0
Appraised	\$3,856,256	Appraised	\$3,423,041
SOH Cap [?]	\$43,271	SOH Cap [?]	\$0
Assessed	\$3,856,256	Assessed	\$3,423,041
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$3,812,985 city:\$3,812,985 other:\$0 school:\$3,856,256	Total Taxable	county:\$3,423,041 city:\$3,423,041 other:\$0 school:\$3,423,041

Aerial Viewer Pictometry Google Maps

2022 2019 2016 2013 2010 Sales



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
6/30/2016	\$3,604,500	1318/0531	WD	I	U	37
5/7/2003	\$1,021,800	0983/0996	WD	I	Q	
2/18/2003	\$250,000	0976/0915	WD	I	U	01
1/1/1985	\$255,000	0556/0183	WD	I	U	01

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	VEH SHRM (6604)	1986	43273	56843	\$2,134,240

*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	\$101,904.00	92640.00	0 x 0
0166	CONC,PAVMT	1993	\$9,748.00	4874.00	0 x 0
0140	CLFENCE 6	1993	\$4,355.00	670.00	0 x 0
0160	CLFENCE 10	1993	\$1,530.00	180.00	0 x 0
0295	SPKLR SYS FIRE	1993	\$64,764.00	43176.00	0 x 0
0253	LIGHTING	1993	\$15,000.00	15.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
2700	AUTO SALES (MKT)	141,869.000 SF (3.256 AC)	1.0000/1.0000 1.0000/ /	\$7 /SF	\$1,028,550
2700	AUTO SALES (MKT)	62,950.000 SF (1.445 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$62,950

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