

Columbia County Property Appraiser

Jeff Hampton

2024 Working Values

updated: 8/8/2024

Parcel: << 36-3S-16-02631-000 (10740) >>

Owner & Property Info

Result: 1 of 2

Owner	YYP, LLC 794 SW MANDIBI DR LAKE CITY, FL 32024		
Site	2196 W US HIGHWAY 90, LAKE CITY		
Description*	LOTS 2, 3, 4 & 5 BLOCK A WESTWOOD PARK SUBDIVISION. 337-685, WD 1001-2463, QC 1072-510, QC 1272-423, WD 1272-426,		
Area	0.583 AC	S/T/R	36-3S-16
Use Code**	STORES/1 STORY (1100)	Tax District	2

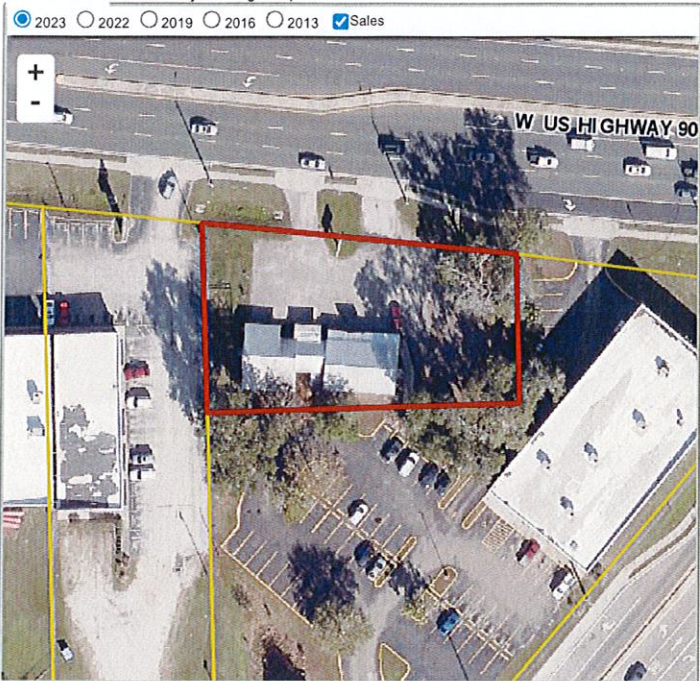
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
 **The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2023 Certified Values		2024 Working Values	
Mkt Land	\$182,880	Mkt Land	\$228,600
Ag Land	\$0	Ag Land	\$0
Building	\$34,779	Building	\$36,174
XFOB	\$0	XFOB	\$0
Just	\$217,659	Just	\$264,774
Class	\$0	Class	\$0
Appraised	\$217,659	Appraised	\$264,774
SOH/10% Cap	\$0	SOH/10% Cap	\$25,349
Assessed	\$217,659	Assessed	\$264,774
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$217,659 city:\$0 other:\$0 school:\$217,659	Total Taxable	county:\$239,425 city:\$0 other:\$0 school:\$264,774

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Aerial Viewer Pictometry Google Maps



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
3/29/2014	\$180,000	1272 / 426	WD	I	Q	01
1/26/2006	\$100	1072 / 510	QC	I	U	06
12/9/2003	\$100	1001 / 2463	WD	I	U	06

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	STORE DISC (3600)	1950	2701	2995	\$36,174

*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

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
1100	STORE 1FLR (MKT)	25,400.000 SF (0.583 AC)	1.0000/1.0000 1.0000/1.6000000 /	\$9 /SF	\$228,600

Search Result: 1 of 2