

Columbia County Property Appraiser

Jeff Hampton

2022 Working Values

updated: 6/9/2022

Parcel: << **31-3S-17-06209-000 (26310)** >>**Owner & Property Info**

Owner	RADIANT CREDIT UNION 4440 NW 25TH PLACE GAINESVILLE, FL 32606		
Site	1659 W US HIGHWAY 90, LAKE CITY		
Description*	COMM SW COR OF NW1/4 OF SW1/4, RUN E 15 FT TO E R/W OF CO RD FOR POB, RUN N 250 FT, E 150 FT, S 180.50 FT TO N R/W OF US-90, SWLY ALONG R/W TO S LINE OF NW1/4 OF SW1/4, W 28.10 FT TO POB. 681-553, 764-1102, 786-2170, 990-899, PR 1342-1299, QC 1345-283, W ...more>>>		
Area	0.789 AC	S/T/R	31-3S-17
Use Code**	RESTAURANT/CAFE (2100)	Tax District	1

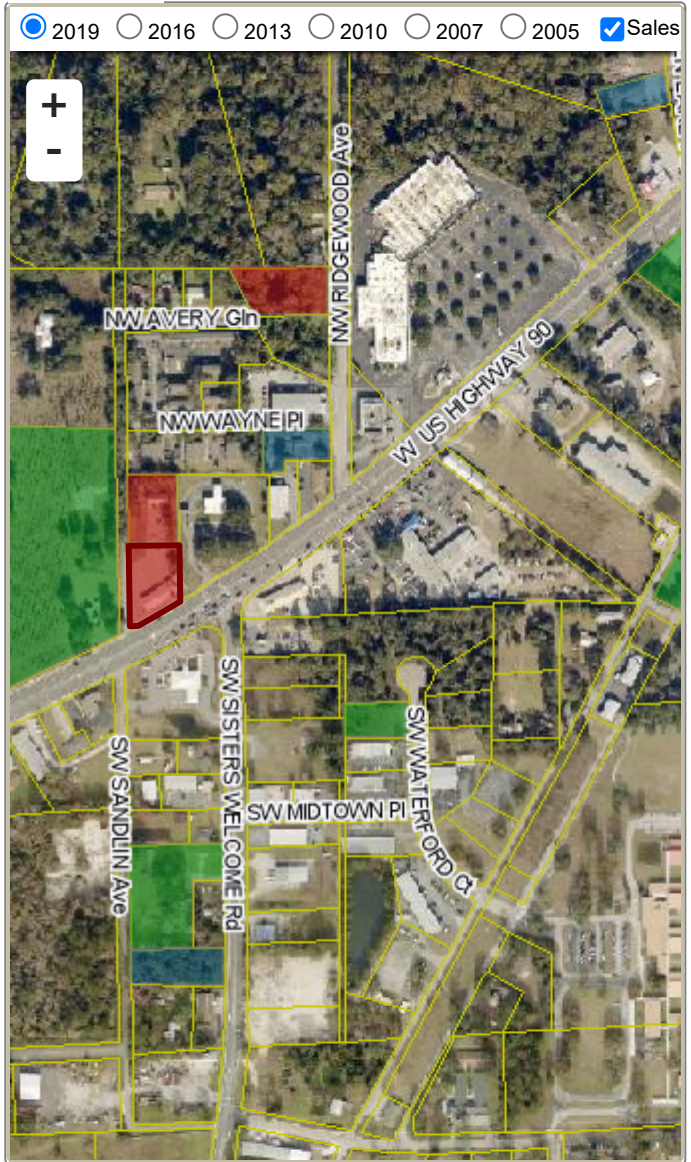
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**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	\$215,075	Mkt Land	\$249,487
Ag Land	\$0	Ag Land	\$0
Building	\$119,669	Building	\$124,927
XFOB	\$14,900	XFOB	\$14,900
Just	\$349,644	Just	\$389,314
Class	\$0	Class	\$0
Appraised	\$349,644	Appraised	\$389,314
SOH Cap [?]	\$0	SOH Cap [?]	\$730
Assessed	\$349,644	Assessed	\$389,314
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$349,644 city:\$349,644 other:\$0 school:\$349,644	Total Taxable	county:\$388,584 city:\$388,584 other:\$0 school:\$389,314

Aerial Viewer Pictometry Google Maps

**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
4/19/2022	\$925,000	1464/1572	WD	I	U	12
1/12/2022	\$595,000	1456/2364	WD	I	Q	01
8/31/2017	\$100	1345/0283	QC	I	U	11
8/5/2017	\$100	1342/1299	PR	I	U	11
9/24/1993	\$0	0786/2170	PR	I	U	11

▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	RESTAURANT (5600)	1965	3332	4588	\$124,927

*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
0180	FPLC 1STRY	0	\$2,000.00	1.00	0 x 0

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0258	PATIO	0	\$600.00	1.00	0 x 0
0260	PAVEMENT-ASPHALT	0	\$10,000.00	1.00	0 x 0
0169	FENCE/WOOD	1993	\$1,500.00	1.00	0 x 0
0253	LIGHTING	1993	\$500.00	1.00	0 x 0
0166	CONC,PAVMT	2000	\$300.00	20.00	0 x 0

▼ Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
2100	RESTAURANT (MKT)	34,412.000 SF (0.789 AC)	1.0000/1.0000 1.0000/ /	\$7 /SF	\$249,487

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