

Columbia County Property Appraiser

Jeff Hampton

2022 Working Values

updated: 8/25/2022

Parcel: (<<) 05-4S-17-07610-002 (28490) (>>)

Owner & Property Info

Result: 1 of 1

Owner	SOUTH TOWN SQUARE LLC P O BOX 2095 LAKE CITY, FL 32056		
Site	1489 SW MAIN Blvd, LAKE CITY 1445 SW MAIN Blvd		
Description*	BEG NE COR OF NW1/4 OF SW1/4, RUN E 181.45 FT, S 835.26 FT TO N LINE SUGAR CREEK, W ALONG N LINE OF CREEK 464.47 FT TO E R/W US-41, N ALONG R/W 679.90 FT, E 169.08 FT, N 161.25 FT TO S R/W MARGARET ST, E 79.79 FT TO POB. (SOUTH TOWN SQUARE). 308-120, 726-2 ...more>>>		
Area	7.479 AC	S/T/R	05-4S-17
Use Code**	COMMUNITY SHOPPING (1600)	Tax District	1

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

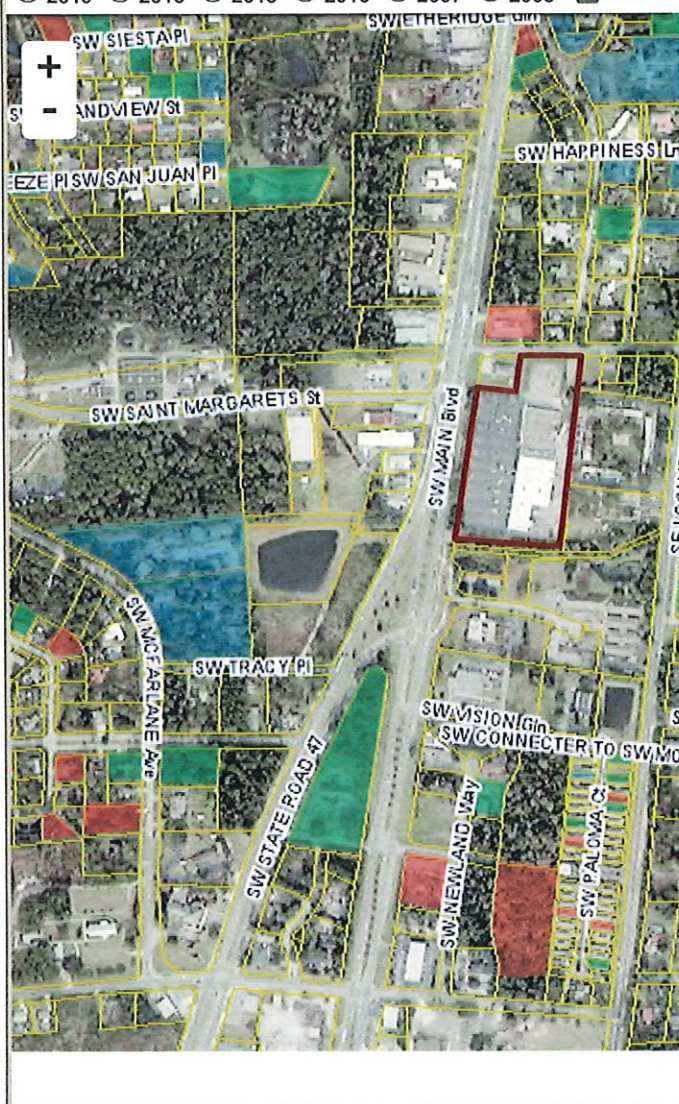
**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2021 Certified Values		2022 Working Values	
Mkt Land	\$598,320	Mkt Land	\$598,320
Ag Land	\$0	Ag Land	\$0
Building	\$726,528	Building	\$812,002
XFOB	\$45,607	XFOB	\$45,607
Just	\$1,370,455	Just	\$1,455,929
Class	\$0	Class	\$0
Appraised	\$1,370,455	Appraised	\$1,455,929
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$1,370,455	Assessed	\$1,455,929
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$1,370,455 city:\$1,370,455 other:\$0 school:\$1,370,455	Total Taxable	county:\$1,455,929 city:\$1,455,929 other:\$0 school:\$1,455,929

Aerial Viewer Pictometry Google Maps

2019 2016 2013 2010 2007 2005 Sales



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
12/31/2007	\$100	1140/0691	TR	I	U	01
5/16/2007	\$100	1120/0405	WD	I	U	01
10/30/1990	\$475,000	0735/0013	WD	I	U	09
7/26/1990	\$385,000	0726/0262	CT	I	U	09
7/9/1973	\$36,545	0308/0120	WD	I	Q	01

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SHOP NBHD (3800)	1975	63117	78047	\$812,002

*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	1975	\$41,607.00	231150.00	0 x 0
0253	LIGHTING	2003	\$4,000.00	4.00	0 x 0

▼ Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
1600	SH CTR COM (MKT)	7.479 AC	1.0000/1.0000 1.0000/ /	\$80,000 /AC	\$598,320

Search Result: 1 of 1

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by: GrizzlyLogic.com

BEG NE COR OF NW1/4 OF SW1/4,
RUN E 181.45 FT, S 835.26 FT
TO N LINE SUGAR CREEK, W ALONG

SOUTH TOWN SQUARE LLC
P O BOX 2095
LAKE CITY, FL 32056

2022

05-4S-17-07610-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structure	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floc	06	VINYL ASB 20
Ceiling	01	FIN SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures	53	100
Frame	03	MASONRY 100
Story Height	20	100
RMS	35	100
Stories	1	1. 100
Units	0	100
Condition Adj	03	03 100

Quality 03 03
DOR CODE 1600 COMMUNITY SHOPPING

MAP NUM NEIGHBORHOOD/LOC 5417.00 MKT AREA 1.00/06

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,320	100	1,320	15,424
BAS	1,360	100	1,360	15,892
BAS	1,480	100	1,480	17,294
BAS	2,000	100	2,000	23,370
BAS	2,584	100	2,584	30,194
BAS	4,624	100	4,624	54,032
BAS	4,624	100	4,624	54,032
BAS	5,285	100	5,285	61,755
BAS	5,830	100	5,830	68,124
BAS	13,872	100	13,872	162,094
TOTALS	78,047		69,491	812,002

EXTRA FEATURES

L N	OBXF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	CONC	ON	YEAR ACTUAL	Q	% COND	NOTES
1	0260	PAVEMENT-A	0	0	0	0	0	0.90	20	1975	1975	3	20	41,607	
2	0253	LIGHTING	0	0	0	0	0	4.00	UT 1,000.00	1,000.00	2003	3	100	4,000	

LAND DESCRIPTION

L N	USE CODE	LAND USE DESCRIPTION	CAP	R	LOC ZONE	TOT LND UTS	DEPTH	FRONT	UNIT TYPE	D	TOT ADJ	% COND	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	1600	SEI CTR COM	0	00		7.48 AC	656.00	440.00	1.00	1.00	1.00	1.00	80,000.00	80,000.00	598,320

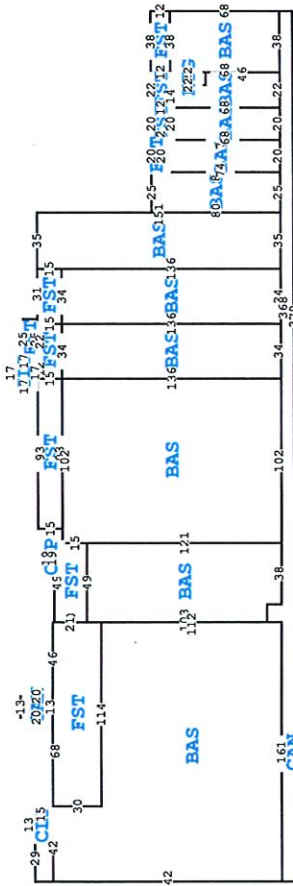
REVIEW DATE 09/29/2016 BY DFRP Total Acres: 7.48 Total Land Value: 598,320 Market: 0 Agricultural: 0

MARKET ADJUSTMENTS

TYPE	MDL	EFF AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	ETB	ECON	FNCT	AP	NORM	% COND
3800	04	69,491	82,0034	38.95	2,706,674	1975	1975	0	0	20	50.00	30.00

HX Base Yr

1 SHOP NBHD - 0% - 0



VALUATION SUMMARY

VALUATION BY	Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE		
TOTAL MARKET OBXF VALUE		812,002
TOTAL LAND VALUE - MARKET		45,607
TOTAL MARKET VALUE		598,320
SOH/AGL Deduction		1,455,929
ASSESSED VALUE		0
TOTAL EXEMPTION VALUE		1,455,929
BASE TAXABLE VALUE		1,455,929
TOTAL JUST VALUE		1,455,929
INCOME VALUE		0
PREVIOUS YEAR MKT VALUE		1,370,455

BLDG: 3:1: CHRISTAIN BOOK STORE, GTM, STORAGE FOR
BLDG: 2:1: ECKERDS

PERMIT NUM DESCRIPTION AMT ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE	Q	V	RSN	SALE PRICE
1140/0691	12/31/2007	TR	U	I	01	100
GRANTOR: PATRICIA FAYE BORIS T						
GRANTEE: SOUTH TOWN SQUARE L						
1120/0405	5/16/2007	WD	U	I	01	100
GRANTOR: PATRICIA FAYE BORIS (						
GRANTEE: PATRICIA FAYE BORIS						

BUILDING NOTES

BAS= W35 FST= N9 W25 S9 E25S W3 S15 E34 N15S S15
BAS= W34 FST= N15W22 CLP= N17 W17 S17 E17S W12 S15E34S BAS=
W34 FST= N15 W93 S15 E93S BAS= W102 FST= N5 CLP= N5 W19 S5
E19S W49 S20 E49 N15 S S15 BAS= W49 FST= N21 W46 CAN= N20 W13
S20 E13SW68 S30 E114 N9S S9 BAS= W14 N30 W5 CLP= N15 W13 S4
W29 S11 E42 S W42 S142 CAN= S11 E62 S2 E35 N2 E64 N3 E379 N8
W368 N9 W11 S9 W161S E161 N112S S103 E11 S9 E38 N121S S121
E102 N136S S136 E34 N136SS136 E34 N136S S136 E35 BAS= E25
BAS= E20 BAS= E20 BAS= E22 BAS= E38 N68 FST= N12 W38 S12 E38S
W38 S68S N46 KTG= N22 W8 S22 E8 S W8 N22 FST= E8 N12 W22 S12
E14S W14 S68S N68 FST= N12 W20 S12 E20S W20 S68S N74 FST= N6
W20 S6E20S W20 S74S N80 W25 S80S N151S PTR= N50 FST= N10 W68