

Columbia County Property Appraiser

Jeff Hampton

2022 Working Values

updated: 5/19/2022

Parcel: << **35-3S-16-02579-001 (10581)** >>**Owner & Property Info**

Owner	APALACHICOLA FOREST LANDS LLC 1071 COUNTRY SQUIRE DR MACON, GA 31210		
Site	2806 W US HIGHWAY 90, LAKE CITY		
Description*	COMM SE COR, RUN W 493.49 FT, N 7 DEG E 665.14 FT FOR POB, RUN N 84 DEG W 150 FT, N 7 DEG E 200 FT TO S R/W OF US-90, S 84 DEG E ALONG R/W 150 FT, S 7 DEG W 200 FT TO POB. (BEING PART OF LOT 3 LAKE HARRIS FARMS S/D). (NOSTALGIA SQUARE). 650-326, WD 1222-7 ...more>>>		
Area	0.688 AC	S/T/R	35-3S-16
Use Code**	OFFICE BLD 1STY (1700)	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	\$300,000	Mkt Land	\$360,000
Ag Land	\$0	Ag Land	\$0
Building	\$193,904	Building	\$210,328
XFOB	\$8,635	XFOB	\$8,635
Just	\$502,539	Just	\$578,963
Class	\$0	Class	\$0
Appraised	\$502,539	Appraised	\$578,963
SOH Cap [?]	\$0	SOH Cap [?]	\$26,170
Assessed	\$502,539	Assessed	\$578,963
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$502,539 city:\$502,539 other:\$0 school:\$502,539	Total Taxable	county:\$552,793 city:\$552,793 other:\$0 school:\$578,963

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
3/17/2017	\$675,500	1333/1186	WD	I	Q	01
9/16/2011	\$100	1222/0074	WD	I	U	11
4/22/1988	\$351,900	0650/0326	WD	I	Q	
8/1/1986	\$150,000	0599/0221	WD	V	U	01

▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	OFFICE LOW (4900)	1986	6867	8475	\$210,328

*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	1993	\$8,200.00	1.00	0 x 0
0166	CONC,PAVMT	2001	\$435.00	29.00	0 x 0

▼ Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
1200	STORE COMB (MKT)	30,000.000 SF (0.688 AC)	1.0000/1.0000 1.0000/ /	\$12 /SF	\$360,000