

COMM SW COR OF NE1/4 OF NE1/4, R
NE 1175.60 FT TO W R/W US-41, SE
430 FT FOR POB, RUN SE 220 FT, S

THE KINJAC CORPORATION
P O BOX 157
MADISON, FL 32341-0157

2026

11-3S-16-02063-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures	37	100
Frame	03	MASONRY 100
Story Height	10	100
RMS	5	100
Stories	1.	1. 100
Units	0	100
Condition Adj	03	03 100

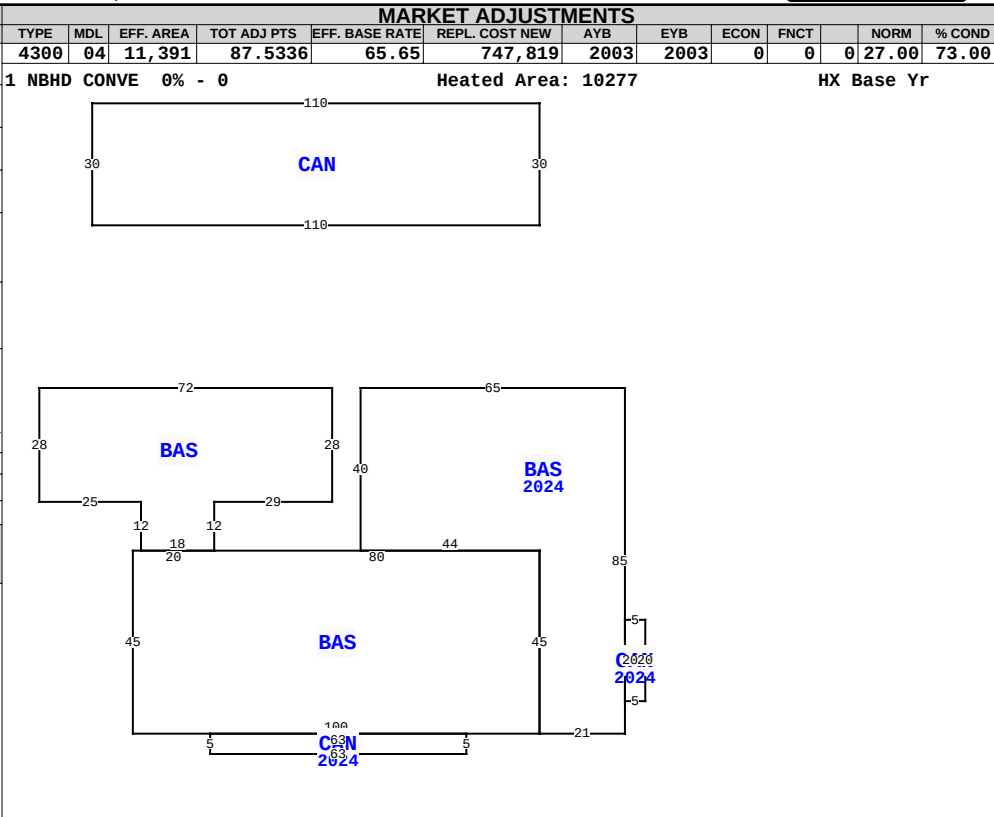
Quality		05 05			
DOR CODE		1126 CONV STORE/GAS			
MAP NUM		MKT AREA			06
NEIGHBORHOOD/LOC		11316.00		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,232	100		2,232	106,968
BAS	4,500	100		4,500	215,660
BAS	3,545	100	2024	3,545	169,892
CAN	3,300	30		990	47,446
CAN	100	30	2024	30	1,438
CAN	315	30	2024	94	4,505

TOTALS	13,992			11,391	545,908
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00
2	0253	LIGHTING	0	0	0	0	6.00	UT	1,000.00
3	0166	CONC, PAVMT	0	0	0	0	6,227.00	UT	3.00
4	0296	SHED METAL	0	0	10	14	140.00	UT	9.00
5	0260	PAVEMENT-A	0	0	130	145	18,850.00	UT	1.60
6	0164	CONC BIN	0	0	12	32	384.00	UT	11.00
7	0166	CONC, PAVMT	0	0	0	0	1,450.00	UT	3.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	1410	C	CONV STORE	0		A-1	0.00	0.00	60,112.00

REVIEW DATE 02/19/2024 BY Thomas Total Acres: 1.38



BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

4772 NW US HIGHWAY 41 , LAKE CITY

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	1410	C	CONV STORE	0		A-1	0.00	0.00	60,112.00

Total Land Value: 105,196 Market: 0 Agricultural: 0 Common: 105,196

COLUMBIA COUNTY PROPERTY									
PAGE 1 of 2 3									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 3					Tax Dist:				
BUILDING MARKET VALUE					884,021				
TOTAL MARKET OB/XF VALUE					70,675				
TOTAL LAND VALUE - MARKET					105,196				
TOTAL MARKET VALUE					1,059,892				
SOH/AGL Deduction					0				
ASSESSED VALUE					1,059,892				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					1,059,892				
TOTAL JUST VALUE					1,059,892				
NCON VALUE					0				
INCOME VALUE					0				
PREVIOUS YEAR MKT VALUE					1,078,483				
LAND:1:1: NARROW PRCL									

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