

BEG INTERS E R/W US-41 & N LINE
SE1/4, RUN E 150 FT, S 210 FT,
RD, N 210 FT TO POB.

K & K DEVELOPMENTS LLC
157 ELLISON LN
RICHMOND, CA 94801

2026

34-5S-17-09510-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		8 100
Frame	03	MASONRY 100
Story Height		14 100
RMS		6 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100

Quality	05 05
DOR CODE	1100
MAP NUM	STORIES/1 STORY
NEIGHBORHOOD/LOC	34517.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,860	100		2,860	75,633
BAS	2,990	100		2,990	79,071

TOTALS	5,850			5,850	154,703
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	
3	0020	BARN, FR	0	0	26	48	1,248.00	UT	11.00	11.00	
4	0010	BARN, BLK	0	0	21	86	1,806.00	UT	14.00	14.00	
5	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	1100	C	STORE 1FLR	0		CHI	0.00	0.00	0.82	AC	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
3500	04	5,850	83.9492	52.89	309,406	1960	1990	0	0	0	50.00	50.00	

1 STORE RETL 0% - 2021

Heated Area: 5850

HX Base Yr

The diagram illustrates a building footprint with the following dimensions and area calculations:

- Top horizontal segment: 30
- Right vertical segment: 15
- Bottom horizontal segment: 30
- Left vertical segment: 40
- Bottom horizontal segment: 70
- Right vertical segment: 50
- Internal horizontal segments: 10, 6, 10, 34
- Internal vertical segments: 10, 20, 5

The total area is 5850. The diagram is labeled "BAS" in blue.

13403 S US HIGHWAY 441 , LAKE CITY	BLD DATE	LGL DATE	03/24/2022	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		154,703	
TOTAL MARKET OB/XF VALUE		13,860	
TOTAL LAND VALUE - MARKET		43,050	
TOTAL MARKET VALUE		211,613	
SOH/AGL Deduction		0	
ASSESSED VALUE		211,613	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		211,613	
TOTAL JUST VALUE		211,613	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		211,613	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1426/1727	12/09/2020	WD U	I	I	37	525,000	
GRANTOR: EUVARGAIN AMPARO REVO							
GRANTEE: K & K DEVELOPMENTS							
1354/1219	2/08/2018	WD U	I	I	11	100	
GRANTOR: EUVARGAIN AMPARO							
GRANTEE: EUVARGAIN AMPARO AS							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W30 S40 E70 BAS= E40 N50 W30 N15 W30 S5 W20 S10 E6 S10 E 34 S40\$ N40 W34 N10 W6 S10 \$.											