COMM SW COR OF NE1/4, RUN N 30 F
CONT N 1884.49 FT TO SW'RLY R/W
SE'LY ALONG R/W 727.56 FT, S 963

THE KINJAC CORPORATION
197 SW WATERFORD CT
LAKE CITY, FL 32025

2026

03-6S-17-09560-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	3617.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

133 SW WEBBS GLN, LAKE CITY

BLD DATE	04/29/1998 MO	LGL DATE	
XF DATE		LAND DATE	04/29/1998 MO
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	2,638,500
TOTAL MARKET VALUE	2,638,500
SOH/AGL Deduction	0
ASSESSED VALUE	2,638,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,638,500
TOTAL JUST VALUE	2,638,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,304,229

BLDG:1:1: GRAND PA'S FLEA MARKET

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052503	Demolition	50,000	03/05/2025
33072	M H	454	06/11/2015
13858	M H	125	04/07/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1482/2695	1/17/2023	WD	U	I	37	2,790,000
GRANTOR: WESTGATE RESORTS, LTD						
GRANTEE: THE KINJAC CORPORAT						
1476/2308	9/28/2022	WD	U	I	30	500,000
GRANTOR: JOHNSON AND JOHNSON I						
GRANTEE: THE KINJAC CORPORAT						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	1000	C	VACANT COMME	0		CHI			35.18	AC		1.00	1.00	1.00	75,000.00	75,000.00	2,638,500							

REVIEW DATE 08/06/2025 BY ME Total Acres: 35.18 Total Land Value: 2,638,500 Market: 0 Agricultural: 0 Common: 2,638,500 PRINTED 01/09/2026 BY SYS