COMM NE COR OF S1/2 OF SE1/4 OF
1277 FT TO E R/W US-41, RUN S 17
CONT S 351.30 FT, E 496 FT, N 35

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

2026

03-6S-17-09587-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

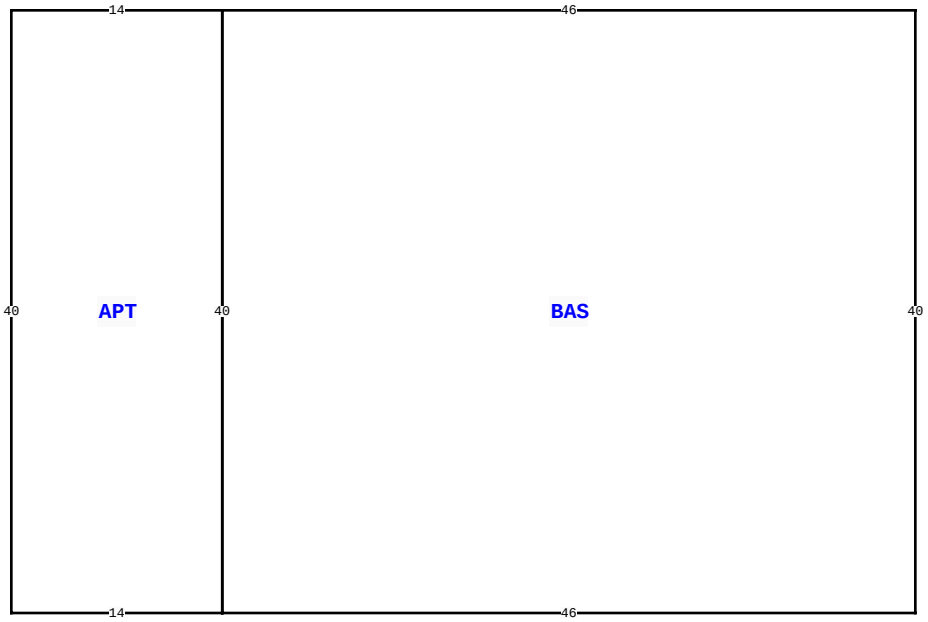
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 70
Interior Wall	05	DRYWALL 30
Interior Floo	03	CONC FINSH 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
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
APT	560	100		560	11,726
BAS	1,840	100		1,840	38,530
TOTALS	2,400			2,400	50,256

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	01	2,400	87.2550	34.90	83,760	1988	1988	0	0	0	40.00	60.00

1 PREF M B A 0% - 2023 Heated Area: 2400 HX Base Yr



14565 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	50,256
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	48,000
TOTAL MARKET VALUE	98,256
SOH/AGL Deduction	8,331
ASSESSED VALUE	89,925
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	89,925
TOTAL JUST VALUE	98,256
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	81,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1476/595	9/23/2022	WD	U	I	11	0
GRANTOR: WALTON ACCOMODATIONS						
GRANTEE: THE KINJAC CORPORAT						
1464/1170	4/14/2022	WD	U	I	37	425,000
GRANTOR: CHRISTISON TRISHA MET						
GRANTEE: WALTON ACCOMODATION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 APT= W14 S40 E14 N40$ S40 E46 N40$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	48,000							

REVIEW DATE 09/26/2017 BY BC Total Acres: 4.00 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 05/08/2026 BY SYS