

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		CONSTRUCTION	
ELEMENT	CD		
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
BAS	2,232	100	
BAS	4,500	100	
BAS	3,545	100	2024
CAN	3,300	30	
CAN	100	30	2024
CAN	315	30	2024
CAN	24	30	2026
TOTALS	14,016		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	NBHD CONVE	0%	- 0	70.03	798,202	2003	2003	0	0	0	27.00	73.00	
Heated Area: 10277 HX Base Yr													

COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE			934,121
TOTAL MARKET OB/XF VALUE			72,675
TOTAL LAND VALUE - MARKET			105,196
TOTAL MARKET VALUE			1,111,992
SOH/AGL Deduction			0
ASSESSED VALUE			1,111,992
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,111,992
TOTAL JUST VALUE			1,111,992
NCON VALUE			2,640
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,078,483
LAND:1:1: NARROW PRCL			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049314	New Commercial Co	43,000	12/22/2025
000050719	Signs - New or Ex	8,059	09/03/2024
000046281	Signs - New or Ex	6,000	01/17/2023
000046279	Signs - New or Ex	6,000	01/17/2023
000046109	Roof Replacement	26,000	12/15/2022
000044701	Additions	1,000,000	06/17/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0546/0390	9/05/1984	WD	Q	I	01	0

GRANTOR: JACOB K JOHNSON & JAC
GRANTEE: THE KINJAC CORPORAT
0420/0312 | 10/13/1978 | WD | Q | I | 01 | 16,909
GRANTOR: EXXON CORPORATION BY
GRANTEE: J K JOHNSON & JACQU

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
1	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	6,000	
2	0253	LIGHTING	0	0	0	0	8.00	UT	1,000.00	1,000.00	100	1993	1993	3	100	8,000	
3	0166	CONC,PAVMT	0	0	0	0	6,227.00	UT	3.00	3.00	100	2003	2003	3	100	18,681	
4	0296	SHED METAL	0	0	10	14	140.00	UT	9.00	9.00	100	2016	2016	3	100	1,260	
5	0260	PAVEMENT-A	0	0	130	145	18,850.00	UT	1.60	1.60	100	2016	2016	3	100	30,160	
6	0164	CONC BIN	0	0	12	32	384.00	UT	11.00	11.00	100	2016	2016	3	100	4,224	
7	0166	CONC,PAVMT	0	0	0	0	1,450.00	UT	3.00	3.00	100	2024	2023		100	4,350	

TOTAL OB/XF													
4772 NW US HIGHWAY 41 , LAKE CITY													
72,675													

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[ORIG=0,0] W80 W20 S45 E100 N45 \$													
BAS=[YR=2024;ORIG=-44,0] N40 E65 S85 W21 N45 W44 \$													
CAN=[ORIG=0,-80] N30 W110 S30 E110 \$													
BAS=[ORIG=-80,0] N12 E29 N28 W72 S28 E25 S12 E18 \$													
CAN=[YR=2024;ORIG=-18,50] W63 N5 E63 S5 \$													
CAN=[YR=2024;ORIG=21,17] E5 S20 W5 N20 \$													
CAN=[YR=2026;ORIG=21,-40] E4 S6 W4 N6 \$													
PTR=[ORIG=0,0] N80 S80 \$													

LAND DESCRIPTION		TOTAL OB/XF																						
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	1410	C	CONV STORE	0		A-1	0.00	0.00	60,112.00	SF		1.00	1.00	1.00	1.75	1.75	105,196							

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

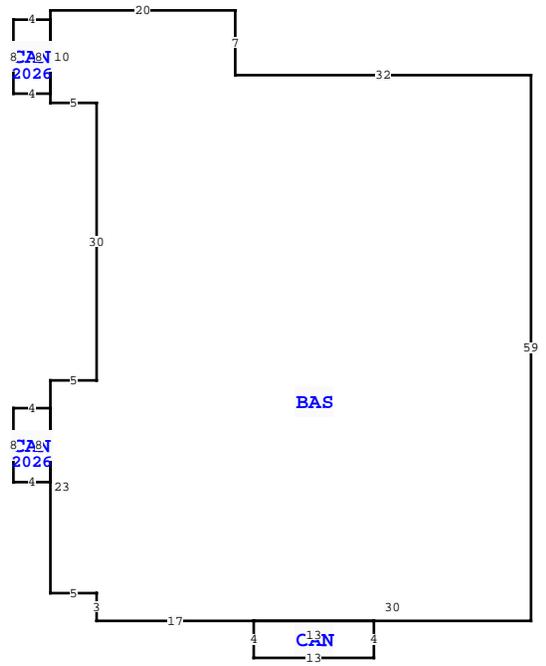
THE KINJAC CORPORATION
P O BOX 157
MADISON, FL 32341-0157

2026

11-3S-16-02063-000
VALUATION SUMMARY

ELEMENT		CD	CONSTRUCTION		
Exterior Wall	17	MSNRY	STUC	80	
Exterior Wall	19	COMMON	BRK	20	
Roof Structure	09	RIDGE	FRME	100	
Roof Cover	04	BUILT-UP	100		
Interior Wall	05	DRYWALL	70		
Interior Wall	08	DECORATIVE	30		
Interior Floor	15	HARDTILE	100		
Ceiling	02	F.NOT SUS	100		
Air Condition	06	ENG CENTRL	100		
Heating Type	09	ENG F AIR	100		
Fixtures		5	100		
Frame	03	MASONRY	100		
Story Height		12	100		
RMS		3	100		
Stories	1.	1.	100		
Units		0	100		
Quality	07	07			
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	3,043	100		3,043	347,324
CAN	52	30		16	1,827
CAN	32	30	2026	10	1,141
CAN	32	30	2026	10	1,141
TOTALS	3,159			3,079	351,434

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	RES F/FOOD	0% - 0									
Heated Area: 3043						HX Base Yr					



COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			934,121
TOTAL MARKET OB/XF VALUE			72,675
TOTAL LAND VALUE - MARKET			105,196
TOTAL MARKET VALUE			1,111,992
SOH/AGL Deduction			0
ASSESSED VALUE			1,111,992
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,111,992
TOTAL JUST VALUE			1,111,992
NCON VALUE			2,640
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,078,483

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042782	Signs - New or Ex	38,000	09/17/2021
34398	COMMERCIAL	10,862	08/31/2016
28480	REMODEL	325	04/12/2010
20444	COMMERCIAL	700	02/21/2003
18970	ADDN COMM	50	11/20/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0546/0390	9/05/1984	WD	Q	I	01	0
GRANTOR: JACOB K JOHNSON & JAC						
GRANTEE: THE KINJAC CORPORAT						
0420/0312	10/13/1978	WD	Q	I	01	16,909
GRANTOR: EXXON CORPORATION BY						
GRANTEE: J K JOHNSON & JACQU						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

BUILDING NOTES	
BAS=[ORIG=0,0] W32 N7 W20 S10 E5 S30 W5 S23 E5 S3 E17 E30 N59 \$	
CAN=[ORIG=-30,59] S4 E13 N4 W13 \$	
CAN=[YR=2026;ORIG=-52,-6] S8 W4 U8L0 E4 \$	
CAN=[YR=2026;ORIG=-56,36] E4 S8 W4 N8 \$	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W32 N7 W20 S10 E5 S30 W5 S23 E5 S3 E17 E30 N59 \$	
CAN=[ORIG=-30,59] S4 E13 N4 W13 \$	
CAN=[YR=2026;ORIG=-52,-6] S8 W4 U8L0 E4 \$	
CAN=[YR=2026;ORIG=-56,36] E4 S8 W4 N8 \$	

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	