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

2027

11-3S-16-02063-000

BUILDING CHARACTERISTICS

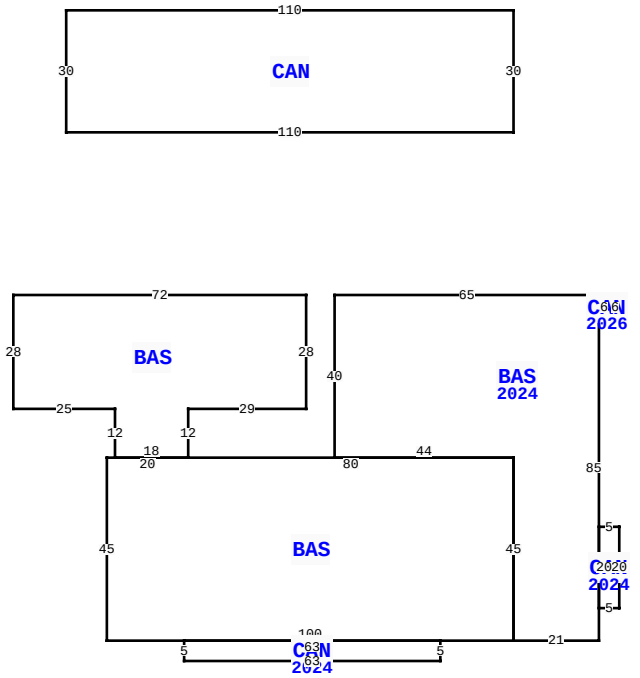
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		37 100
Frame	03	MASONRY 100
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	108,401
BAS	4,500	100		4,500	218,551
BAS	3,545	100	2024	3,545	172,170
CAN	3,300	30		990	48,081
CAN	100	30	2024	30	1,457
CAN	315	30	2024	94	4,565
CAN	24	30	2026	7	340
TOTALS	14,016			11,398	553,566

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4300	04	11,398	87.5336	66.53	758,309	2003	2003	0	0	0	27.00	73.00

1 NBHD CONVE 0% - 0 Heated Area: 10277 HX Base Yr



4772 NW US HIGHWAY 41 , LAKE CITY

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

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
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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	893,889
TOTAL MARKET OB/XF VALUE	72,675
TOTAL LAND VALUE - MARKET	105,196
TOTAL MARKET VALUE	1,071,760
SOH/AGL Deduction	0
ASSESSED VALUE	1,071,760
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,071,760
TOTAL JUST VALUE	1,071,760
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,071,760

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						

BUILDING NOTES

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 72,675

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	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							

REVIEW DATE 04/09/2026 BY JB Total Acres: 1.38 Total Land Value: 105,196 Market: 0 Agricultural: 0 Common: 105,196 PRINTED 11/16/2026 BY SYS

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

2027

11-3S-16-02063-000

BUILDING CHARACTERISTICS

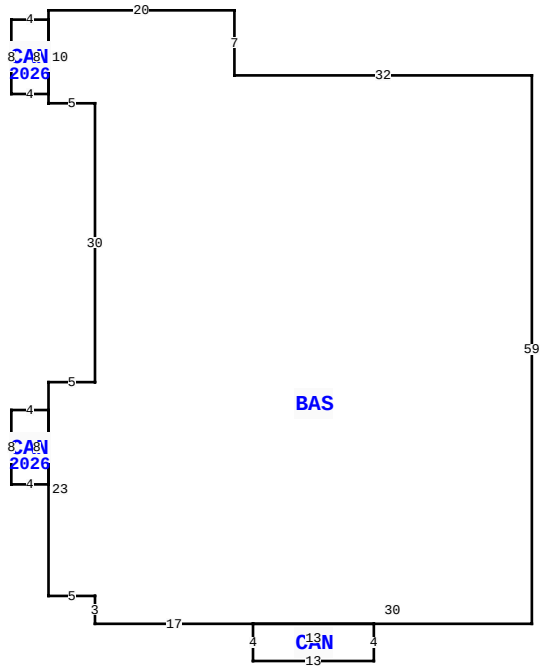
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 70
Interior Wall	08	DECORATIVE 30
Interior Floo	15	HARDTILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	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	336,345
CAN	52	30		16	1,769
CAN	32	30	2026	10	1,106
CAN	32	30	2026	10	1,106
TOTALS	3,159			3,079	340,323

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5700	04	3,079	129.1880	118.85	365,939	2016	2016	0	0	0	7.00	93.00

2 RES F/FOOD 0% - 0 Heated Area: 3043 HX Base Yr



4772 NW US HIGHWAY 41 , LAKE CITY

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

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	893,889
TOTAL MARKET OB/XF VALUE	72,675
TOTAL LAND VALUE - MARKET	105,196
TOTAL MARKET VALUE	1,071,760
SOH/AGL Deduction	0
ASSESSED VALUE	1,071,760
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,071,760
TOTAL JUST VALUE	1,071,760
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,071,760

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						

BUILDING NOTES

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

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

REVIEW DATE 04/09/2026 BY JB Total Acres: 1.38 Total Land Value: 105,196 Market: 0 Agricultural: 0 Common: 105,196 PRINTED 11/16/2026 BY SYS