

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

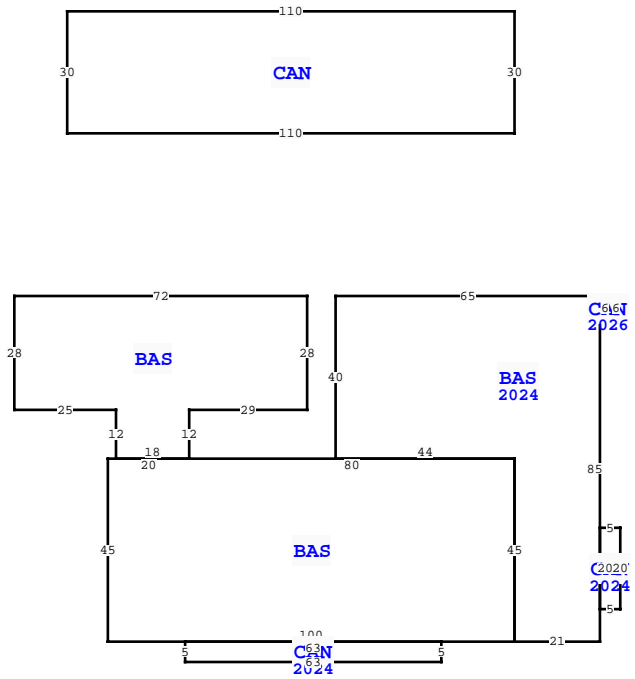
THE KINJAC CORPORATION
P O BOX 157
MADISON, FL 32341-0157

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 Floc	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									
Heated Area: 10277 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY	Tax Group: 3	Tax Dist:	STANDARD
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			2,550
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,078,483

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

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

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	

BUILDING NOTES	
4772 NW US HIGHWAY 41 , LAKE CITY	

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								

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 \$	

