BEG SW COR OF NE1/4 OF NE1/4, RU
NE 1175.6 FT TO W R/W US-41, SE
430 FT, SW 170 FT, SE 389.53 FT

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

2027

11-3S-16-02063-001

BUILDING CHARACTERISTICS

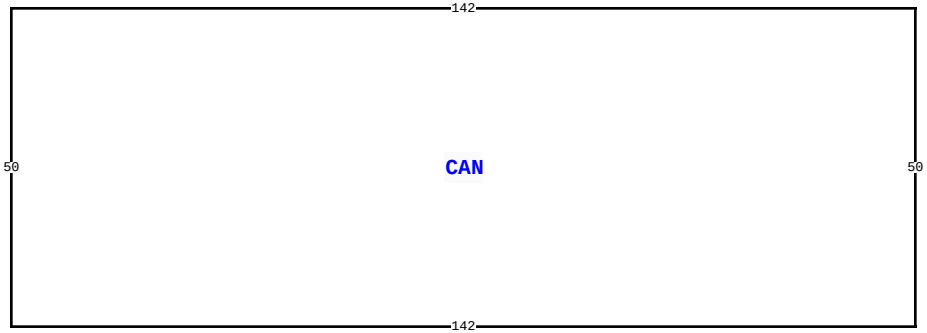
ELEMENT	CD	CONSTRUCTION
Exterior Wall	29	NONE 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		N/A 100
Frame	05	STEEL 100
Story Height		20 100
RMS		N/A 100
Stories	1.	1. 100
Units		N/A 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	2601	FUEL ISLAND/CANOPY
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
CAN	7,100	30		2,130	76,425
TOTALS	7,100			2,130	76,425

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6400	05	2,130	64.9000	36.99	78,789	2021	2021	0	0	0	3.00	97.00

1 SERV STATN 0% - 2022 Heated Area: 0 HX Base Yr



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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	76,425
TOTAL MARKET OB/XF VALUE	83,422
TOTAL LAND VALUE - MARKET	161,054
TOTAL MARKET VALUE	320,901
SOH/AGL Deduction	0
ASSESSED VALUE	320,901
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	320,901
TOTAL JUST VALUE	320,901
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	320,901

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041533	New Commercial Co	130,979	03/17/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0887/1565	8/31/1999	WD	Q	V		125,000

GRANTOR: EIGHT HUNDRED ORANGE

GRANTEE: THE KINJAC CORP

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[ORIG=10,10] S50 E142 N50 W142 $
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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	52,139.00	UT	1.60	1.60	100	2022	2021		100	83,422	

LAND DESCRIPTION

TOTAL OB/XF 83,422

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	2600	C	SRVC STATN	0		A-1	0.00	0.00	14.24	AC		1.00	1.00	0.65	17,400.00	11,310.00	161,054							

REVIEW DATE 03/20/2026 BY ME Total Acres: 14.24 Total Land Value: 161,054 Market: 0 Agricultural: 0 Common: 161,054 PRINTED 11/16/2026 BY SYS