

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

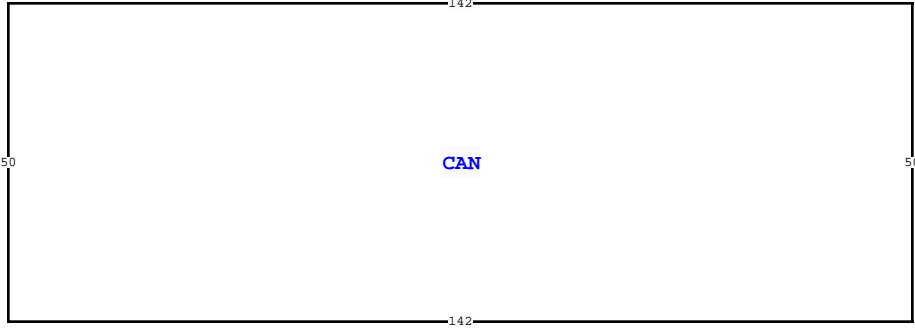
2026

11-3S-16-02063-001



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
CAN	7,100	30	
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	
1	SERV STATN	0%	- 2022									
				Heated Area: 0				HX Base Yr				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
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			318,996

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						

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

BUILDING NOTES	
BUILDING DIMENSIONS	
CAN=[ORIG=10,10] S50 E142 N50 W142 \$	

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	52,139.00	UT	1.60	1.60	100	2022	2021		100	83,422	

LAND DESCRIPTION																	TOTAL OB/XF					83,422		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							