

COMM INTERS S LINE OF I-75 & W L
 NE1/4, RUN E 590.68 FT, S 40 FT
 210.10 FT, S 102.37 FT, W 210 FT

THE KINJAC CORPORATION
 197 SW WATERFORD CT
 LAKE CITY, FL 32025

2026

11-3S-16-02066-000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND										
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 21,780 TOTAL MARKET VALUE 21,780 SOH/AGL Deduction 0 ASSESSED VALUE 21,780 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 21,780 TOTAL JUST VALUE 21,780 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 21,780 LAND:1:1: POOR ACCESS SALE:2:2: #02074-000 (A FILLING STA) SALE:2:1: SALE INCL SIGN -CONSIDERED PERS PROP & P											
DOR CODE		1000 VACANT COMMERCIAL																		PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE Q V RSN SALE INST U I / CD PRICE 1474/2719 9/06/2022 WD Q I 05 125,000 GRANTOR: LAND O' SUN CORP GRANTEE: THE KINJAC CORPORAT 0915/0937 11/29/2000 WD Q I 03 350,000 GRANTOR: JIMMY DAVIS ENTERPRIS GRANTEE: LAND O' SUN CORP (PE)											
MAP NUM		11316.00		MKT AREA						03																					
NEIGHBORHOOD/LOC		11316.00		1.00/																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
						BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 04/27/2022 MLU															
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															
																	BUILDING NOTES														
																	BUILDING DIMENSIONS														
																	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							
1	1000	C	VACANT COMME	0		A-1	0.00	0.00	21,780.00	SF		1.00	1.00	1.00	1.00	1.00	21,780														
REVIEW DATE 10/20/2022 BY ME Total Acres: 0.50 Total Land Value: 21,780 Market: 0 Agricultural: 0 Common: 21,780 PRINTED 06/22/2026 BY SYS																															