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

2027

11-3S-16-02066-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	11316.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE 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						

BUILDING NOTES

BUILDING DIMENSIONS

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

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
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 11/16/2026 BY SYS