COMM INTERS OF S R/W I-10 OFF RA
SEC, RUN SE'LY 924.65 FT, NE 17
US-41, SE ALONG R/W 600 FT FOR P

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

**2026**

**12-3S-16-02074-000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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| | | | |
|---|---|---|---|
| DOR CODE | 1000 | VACANT COMMERCIAL | |
| MAP NUM | | MKT AREA | 03 |
| NEIGHBORHOOD/LOC | 12316.00 | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

4286 NW US HIGHWAY 41 , LAKE CITY

| | | | |
|---|---|---|---|
| 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 | 77,865 |
| TOTAL MARKET VALUE | 77,865 |
| SOH/AGL Deduction | 20,300 |
| ASSESSED VALUE | 57,565 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 57,565 |
| TOTAL JUST VALUE | 77,865 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 52,332 |

XFOB:2:1: 4.0 W SIDE OF US-41 N JUST BEFORE I-10.

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 022525 | REMODEL | 60 | 02/14/2007 |
| 025526 | REMODEL | 700 | 02/14/2007 |
| 11114 | REMODEL | 115 | 05/06/1996 |
| | | | |
| | | | |
| | | | |

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |
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## 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 | 47,917.00 | SF | | 1.00 | 1.00 | 0.50 | 3.25 | 1.63 | 77,865 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 05/09/2023 BY JB Total Acres: 1.10 Total Land Value: 77,865 Market: 0 Agricultural: 0 Common: 77,865 PRINTED 06/23/2026 BY SYS