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

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	MISC 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	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	4,415
TOTAL LAND VALUE - MARKET	47,917
TOTAL MARKET VALUE	52,332
SOH/AGL Deduction	0
ASSESSED VALUE	52,332
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,332
TOTAL JUST VALUE	52,332
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
1	0260	PAVEMENT-A	0	0	0	0	1.00	UT	4,870.00	4,870.00	20	0	0	3	20	974	
2	0166	CONC,PAVMT	0	0	0	0	2,234.00	UT	1.50	1.50	20	1996	1996	3	20	670	
3	0260	PAVEMENT-A	0	0	0	0	25,655.00	UT	0.54	0.54	20	1993	1993	3	20	2,771	

LAND DESCRIPTION

TOTAL OB/XF 4,415

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	1001	C	MISC COMMERC	0		A-1	0.00	0.00	47,917.00	SF		1.00	1.00	1.00	1.00	1.00	47,917							

REVIEW DATE 05/09/2023 BY JB Total Acres: 1.10 Total Land Value: 47,917 Market: 0 Agricultural: 0 Common: 47,917 PRINTED 05/08/2026 BY SYS