BEG INTERS E R/W US-41 & N LINE SE1/4, RUN E 150 FT, S 210 FT, RD, N 210 FT TO POB.

K & K DEVELOPMENTS LLC
157 ELLISON LN
RICHMOND, CA 94801

2027

34-5S-17-09510-000

BUILDING CHARACTERISTICS

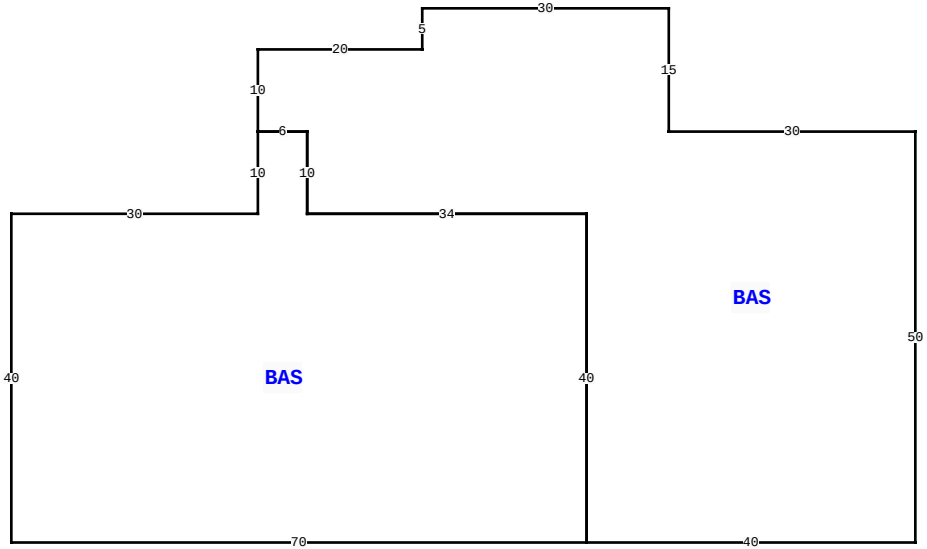
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		8 100
Frame	03	MASONRY 100
Story Height		14 100
RMS		6 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1100	STORES/1 STORY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	34517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,860	100		2,860	76,834
BAS	2,990	100		2,990	80,327
TOTALS	5,850			5,850	157,160

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3500	04	5,850	83.9492	53.73	314,320	1960	1990	0	0	0	50.00	50.00

1 STORE RETL 0% - 2021 Heated Area: 5850 HX Base Yr



13403 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 MLU
INC DATE		AG DATE	

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
3	0020	BARN,FR	0	0	26	48	1,248.00	UT	11.00	11.00	20	0	0	3	20	2,746	
4	0010	BARN,BLK	0	0	21	86	1,806.00	UT	14.00	14.00	40	0	0	3	40	10,114	
5	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	157,160
TOTAL MARKET OB/XF VALUE	13,860
TOTAL LAND VALUE - MARKET	45,510
TOTAL MARKET VALUE	216,530
SOH/AGL Deduction	0
ASSESSED VALUE	216,530
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	216,530
TOTAL JUST VALUE	216,530
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	216,530

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056348	Electrical Servic		08/17/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1426/1727	12/09/2020	WD	U	I	37	525,000
GRANTOR: EUVARGAIN AMPARO REVO						
GRANTEE: K & K DEVELOPMENTS						
1354/1219	2/08/2018	WD	U	I	11	100
GRANTOR: EUVARGAIN AMPARO						
GRANTEE: EUVARGAIN AMPARO AS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S40 E70 BAS= E40 N50 W30 N15 W30 S5 W20 S10 E6 S10 E 34 S40$ N40 W34 N10 W6 S10 $.

LAND DESCRIPTION

TOTAL OB/XF 13,860

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	1100	C	STORE 1FLR	0		CHI	0.00	0.00	0.82	AC		1.00	1.00	1.50	37,000.00	55,500.00	45,510							

REVIEW DATE 09/20/2017 BY BC Total Acres: 0.82 Total Land Value: 45,510 Market: 0 Agricultural: 0 Common: 45,510 PRINTED 11/16/2026 BY SYS