

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

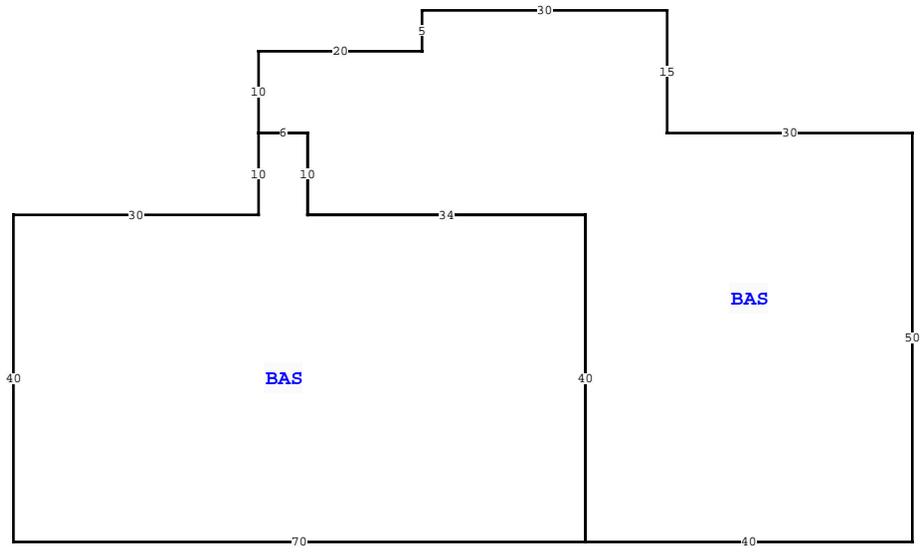
2026

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
BAS	2,860	100
BAS	2,990	100
TOTALS	5,850	171,873

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	STORE RETL	0%	- 2021	58.76	343,746	1960	1990	0	0	50.00	50.00	Heated Area: 5850 HX Base Yr	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			171,873
TOTAL MARKET OB/XF VALUE			13,860
TOTAL LAND VALUE - MARKET			43,050
TOTAL MARKET VALUE			228,783
SOH/AGL Deduction			0
ASSESSED VALUE			228,783
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			228,783
TOTAL JUST VALUE			228,783
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			211,613

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						

EXTRA FEATURES																	
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
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	
TOTALS														5,850	171,873		

13403 S US HIGHWAY 441, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/24/2022
INC DATE		AG DATE	MLU

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										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	35,000.00	52,500.00	43,050							