

COMM SW COR OF NE1/4, RUN E 862.
 RUN N 200 FT, E 300 FT TO W R/W
 W 300 FT TO POB.

KINJAC CORPORATION THE
 P O BOX 157
 MADISON, FL 32341-0157

2024

03-6S-17-09561-000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	27	PREFIN MTL	100
Roof Structur	09	RIDGE FRME	100
Roof Cover	04	BUILT-UP	100
Interior Wall	05	DRYWALL	100
Interior Floo	08	SHT VINYL	100
Ceiling	01	FIN.SUSPD	100
Air Condition	04	ROOF TOP	100
Heating Type	09	ENG F AIR	100
Fixtures	7	100	
Frame	05	STEEL	100
Story Height	12	100	
RMS	2	100	
Stories	1.	1. 100	
Units	0	100	
Condition Adj	03	03	100
Quality	05	05	
DOR CODE	1126	CONV STORE/GAS	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	3617.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,908	100	1,908
CAN	1,040	30	312
CAN	3,456	30	1,037
TOTALS	6,404		3,257

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
4300	04	3,257	119.7664	86.23	280,851	1990	1990	0	0	50.00	50.00
1 NBHD CONVE - 0% - 0 Heated Area: 1908 HX Base Yr											

40

25

40

25

CAN

53

35

53

35

BAS

144

24

144

24

CAN

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1
VALUATION SUMMARY				3
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE			140,426	
TOTAL MARKET OB/XF VALUE			29,115	
TOTAL LAND VALUE - MARKET			165,308	
TOTAL MARKET VALUE			334,849	
SOH/AGL Deduction			0	
ASSESSED VALUE			334,849	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			334,849	
TOTAL JUST VALUE			334,849	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			330,957	
SALE:4:1: DEED FOR 6 COLUMBIA CO/1 SUWANNEE CO PAR				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
27767	REMODEL	240	04/23/2009	

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0879/1961	10/01/1998	WD	U	I	01	0
GRANTOR: JOHNSON & JOHNSON INC						
GRANTEE: KINJAC INC (CORP'S						
0866/2069	10/01/1998	WD	U	I	02	5,145,000
GRANTOR: BEHRENWALD ENTERPRISE						
GRANTEE: JOHNSON & JOHNSON I						

EXTRA FEATURES															BLD DATE		LGL DATE			
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	XF DATE	INC DATE	LAND DATE	AG DATE
1	0253	LIGHTING	0	0	0	2.00	UT	1,000.00	1,000.00	100	0	0	3	100	2,000					
2	0166	CONC, PAVMT	0	0	35	1,225.00	UT	1.60	1.60	100	0	0	3	100	1,960					
3	0260	PAVEMENT-A	0	0	185	12,950.00	UT	0.90	0.90	100	0	0	3	100	11,655					
4	0260	PAVEMENT-A	0	0	100	8,000.00	UT	0.90	0.90	100	0	0	3	100	7,200					
5	0260	PAVEMENT-A	0	0	100	7,000.00	UT	0.90	0.90	100	0	0	3	100	6,300					
TOTALS															29,115					

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	1410	C	CONV STORE	0		CHI	0.00	0.00	60,112.00	SF		1.00	1.00	1.00	2.75	2.75	165,308							