

COMM SW COR OF NE1/4 OF NE1/4, R
NE 1175.60 FT TO W R/W US-41, SE
430 FT FOR POB, RUN SE 220 FT, S

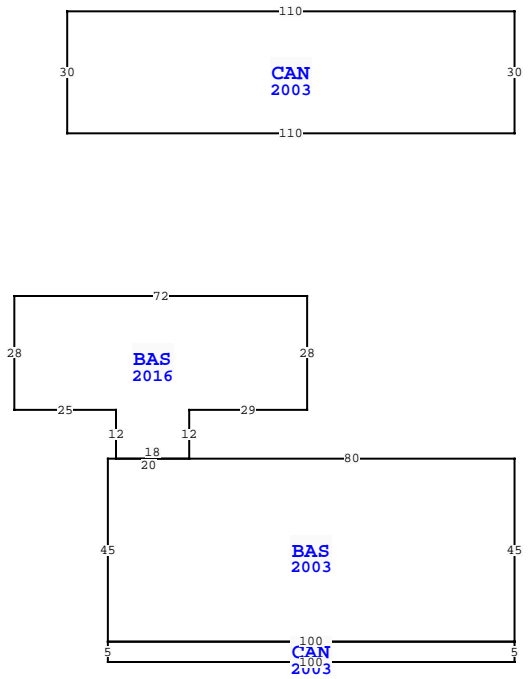
THE KINJAC CORPORATION
P O BOX 157
MADISON, FL 32341-0157

2021

11-3S-16-02063-000
PAGE 1 of 2

BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	15	CONC BLOCK	100	
Roof Structur	09	RIDGE FRME	100	
Roof Cover	14	PREFIN MT	100	
Interior Wall	05	DRYWALL	100	
Interior Floo	03	CONC FINSH	100	
Ceiling	01	FIN.SUSPD	100	
Air Condition	06	ENG CENTRL	100	
Heating Type	09	ENG F AIR	100	
Fixtures		37	100	
Frame	03	MASONRY	100	
Story Height		10	100	
RMS		3	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	06	
NEIGHBORHOOD	11316.00		1.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,500	100	4,500	203,873
BAS	2,232	100	2,232	101,121
CAN	500	30	150	6,796
CAN	3,300	30	990	44,852
TOTALS	10,532		7,872	356,641

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	NBHD CONVE	- 0%	- 0									HX Base Yr	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			647,964
TOTAL MARKET OB/XF VALUE			60,098
TOTAL LAND VALUE - MARKET			105,196
TOTAL MARKET VALUE			813,258
SOH/AGL Deduction			0
ASSESSED VALUE			813,258
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			813,258
TOTAL JUST VALUE			813,258
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			824,961
LAND:1:1: NARROW PRCL			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0546/0390	9/05/1984	WD	U	I	01	0
GRANTOR: JACOB K JOHNSON & JAC						
GRANTEE: THE KINJAC CORPORAT						
0420/0312	10/13/1978	WD	Q	I	01	16,909
GRANTOR: EXXON CORPORATION BY						
GRANTEE: J K JOHNSON & JACQU						

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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	6,000	
4	0253	LIGHTING	0	0	0	0	6.00	UT	1,000.00	1,000.00	100	1993	1993	3	100	6,000	
5	0166	CONC, PAVMT	0	0	0	0	6,227.00	UT	2.00	2.00	100	2003	2003	3	100	12,454	
6	0296	SHED METAL	0	0	10	14	140.00	UT	9.00	9.00	100	2016	2016	3	100	1,260	
7	0260	PAVEMENT-A	0	0	130	145	18,850.00	UT	1.60	1.60	100	2016	2016	3	100	30,160	
8	0164	CONC BIN	0	0	12	32	384.00	UT	11.00	11.00	100	2016	2016	3	100	4,224	

4772 NW US HIGHWAY 41, LAKE CITY

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2003] W80 BAS=[YR=2016] N12 E29 N28 W72 S28 E25 S12 E18\$ W20 S45 CAN=[YR=2003] S5 E100 N5 W100\$ E100 N45\$ PTR=[YR=2003] N80 CAN=[YR=2003] N30 W110 S30 E110\$ S80\$. .													

LAND DESCRIPTION														TOTAL OB/XF									
L N	USE CODE	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	CONV STORE	0		A-1	0.00	0.00	60,112.00	SF		1.00	1.00	1.00	1.75	1.75	105,196							

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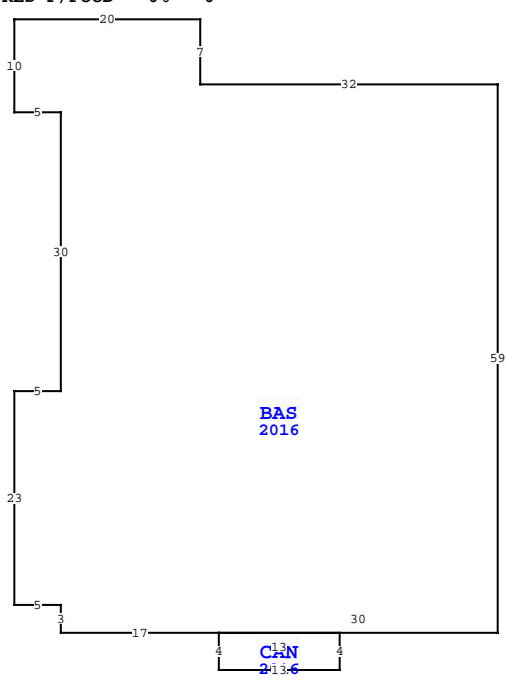
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P O BOX 157
MADISON, FL 32341-0157

2021

11-3S-16-02063-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	80
Exterior Wall	19	COMMON BRK	20
Roof Structure	09	RIDGE FRME	100
Roof Cover	04	BUILT-UP	100
Interior Wall	05	DRYWALL	70
Interior Wall	08	DECORATIVE	30
Interior Floor	15	HARDTILE	100
Ceiling	02	F.NOT SUS	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures		5	100
Frame	03	MASONRY	100
Story Height		12	100
RMS		3	100
Stories	1.	1.	100
Units		0	100
Quality	07	07	
DOR CODE	1126	CONV STORE/GAS	
MAP NUM		MKT AREA	06
NEIGHBORHOOD	11316.00		1.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	3,043	100	3,043
CAN	52	30	16
			SUBAREA MARKET VALUE
			289,799
			1,524
TOTALS	3,095		3,059
			291,323

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2 RES F/FOOD	-	0%	-	0								
HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	3
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GRANTEE: J K JOHNSON & JACQU						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2016]	W32 N7 W20 S10 E5 S30 W5 S23 E5 S3 E17
CAN=[YR=2016]	S4 E13 N4 W13 E30 N59\$.

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

LAND DESCRIPTION													TOTAL OB/XF										
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