

# Columbia County Property Appraiser

Jeff Hampton

## 2023 Working Values

updated: 11/24/2022

Parcel: << 11-3S-16-02063-000 (6832) >>

### Owner & Property Info

Result: 1 of 1

|              |                                                                                                                                                                                                                               |              |          |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|----------|
| Owner        | THE KINJAC CORPORATION<br>P O BOX 157<br>MADISON, FL 32341-0157                                                                                                                                                               |              |          |
| Site         | 4772 NW US HIGHWAY 41, LAKE CITY                                                                                                                                                                                              |              |          |
| Description* | COMM SW COR OF NE1/4 OF NE1/4, RUN N 200.30 FT, NE 1175.60 FT TO W R/W US-41, SE ALONG R/W 430 FT FOR POB, RUN SE 220 FT, SW ALONG CURVE 215.32 FT, NW 389.53 FT, NE 170 FT TO POB. (PART IN SEC 12-3S-16). 420-312, 546-390, |              |          |
| Area         | 1.379 AC                                                                                                                                                                                                                      | S/T/R        | 11-3S-16 |
| Use Code**   | CONV STORE/GAS (1126)                                                                                                                                                                                                         | Tax District | 3        |

\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

\*\*The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

### Property & Assessment Values

| 2022 Certified Values |                                                               | 2023 Working Values |                                                               |
|-----------------------|---------------------------------------------------------------|---------------------|---------------------------------------------------------------|
| Mkt Land              | \$105,196                                                     | Mkt Land            | \$105,196                                                     |
| Ag Land               | \$0                                                           | Ag Land             | \$0                                                           |
| Building              | \$673,896                                                     | Building            | \$673,896                                                     |
| XFOB                  | \$60,098                                                      | XFOB                | \$60,098                                                      |
| Just                  | \$839,190                                                     | Just                | \$839,190                                                     |
| Class                 | \$0                                                           | Class               | \$0                                                           |
| Appraised             | \$839,190                                                     | Appraised           | \$839,190                                                     |
| SOH Cap [?]           | \$0                                                           | SOH Cap [?]         | \$0                                                           |
| Assessed              | \$839,190                                                     | Assessed            | \$839,190                                                     |
| Exempt                | \$0                                                           | Exempt              | \$0                                                           |
| Total Taxable         | county:\$839,190<br>city:\$0<br>other:\$0<br>school:\$839,190 | Total Taxable       | county:\$839,190<br>city:\$0<br>other:\$0<br>school:\$839,190 |

Aerial Viewer Pictometry Google Maps

2022 2019 2016 2013 2010 ☒ Sales



### ▼ Sales History

| Sale Date  | Sale Price | Book/Page | Deed | V/I | Qualification (Codes) | RCode |
|------------|------------|-----------|------|-----|-----------------------|-------|
| 9/5/1984   | \$0        | 0546/0390 | WD   | I   | U                     | 01    |
| 10/13/1978 | \$16,909   | 0420/0312 | WD   | I   | Q                     | 01    |

### ▼ Building Characteristics

| Bldg Sketch | Description*      | Year Blt | Base SF | Actual SF | Bldg Value |
|-------------|-------------------|----------|---------|-----------|------------|
| Sketch      | NBHD CONVE (4300) | 2003     | 6732    | 10532     | \$385,576  |
| Sketch      | RES F/FOOD (5700) | 2016     | 3043    | 3095      | \$288,320  |

\*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

### ▼ Extra Features & Out Buildings (Codes)

| Code | Desc             | Year Blt | Value       | Units   | Dims  |
|------|------------------|----------|-------------|---------|-------|
| 0260 | PAVEMENT-ASPHALT | 0        | \$6,000.00  | 1.00    | 0 x 0 |
| 0253 | LIGHTING         | 1993     | \$6,000.00  | 6.00    | 0 x 0 |
| 0166 | CONC,PAVMT       | 2003     | \$12,454.00 | 6227.00 | 0 x 0 |

|      |                  |      |             |          |           |
|------|------------------|------|-------------|----------|-----------|
| 0296 | SHED METAL       | 2016 | \$1,260.00  | 140.00   | 10 x 14   |
| 0260 | PAVEMENT-ASPHALT | 2016 | \$30,160.00 | 18850.00 | 130 x 145 |
| 0164 | CONC BIN         | 2016 | \$4,224.00  | 384.00   | 12 x 32   |

▼ **Land Breakdown**

| Code | Desc             | Units                    | Adjustments             | Eff Rate | Land Value |
|------|------------------|--------------------------|-------------------------|----------|------------|
| 1410 | CONV STORE (MKT) | 60,112.000 SF (1.379 AC) | 1.0000/1.0000 1.0000/ / | \$2 /SF  | \$105,196  |

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