

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 8/14/2025

Parcel: << 03-6S-17-09556-001 (35095) >>

Owner & Property Info

Result: 1 of 1

Owner	THE KINJAC CORPORATION 197 SW WATERFORD CT LAKE CITY, FL 32025		
Site	136 SW WEBBS GLN, LAKE CITY		
Description*	COMM SW COR OF NE1/4, RUN E 862.43 FT, N 200 FT FOR POB, CONT N 124.64 FT, CONT NW 116.80 FT, E 137.50 FT, CONT NE 168.78 FT TO W R/W US-441, S ALONG R/W 276.01 FT, W 300 FT TO POB & COMM SW COR OF NE1/4, N 30 FT TO N R/W HERLONG RD (FKA OTIS HOWELL RD), E ...more>>>		
Area	4.01 AC	S/T/R	03-6S-17
Use Code**	MISC COMMERCIAL (1001)	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

2024 Certified Values		2025 Working Values	
Mkt Land	\$480,362	Mkt Land	\$480,362
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$1,000	XFOB	\$1,000
Just	\$481,362	Just	\$481,362
Class	\$0	Class	\$0
Appraised	\$481,362	Appraised	\$481,362
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$481,362	Assessed	\$481,362
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$481,362 city:\$0 other:\$0 school:\$481,362	Total Taxable	county:\$481,362 city:\$0 other:\$0 school:\$481,362

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
10/8/2021	\$1,550,000	1449 / 1511	WD	I	Q	01
10/20/2017	\$0	1449 / 1505	TR	I	U	11
10/20/2017	\$0	1395 / 2444	TR	V	U	11
10/20/2017	\$0	1368 / 402	TR	V	U	11
10/20/2017	\$0	1346 / 1972	WD	V	U	11
8/2/2005	\$0	1449 / 1503	TR	I	U	11
3/20/2001	\$100	922 / 2496	WD	V	Q	01
3/20/2001	\$114,000	922 / 2493	WD	V	Q	01
6/15/1990	\$150,000	722 / 708	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
N O N E					

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
0166	CONC,PAVMT	2005	\$1,000.00	400.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
1001	MISC COMMERCIAL (MKT)	74,924.000 SF (1.720 AC)	1.0000/1.0000 1.0000/ /	\$3 /SF	\$206,041
1000	VACANT COMMERCIAL (MKT)	436.000 SF (0.010 AC)	1.0000/1.0000 1.0000/ /	\$3 /SF	\$1,199
1000	VACANT COMMERCIAL (MKT)	99,317.000 SF (2.280 AC)	1.0000/1.0000 1.0000/ /	\$3 /SF	\$273,122

Search Result: 1 of 1

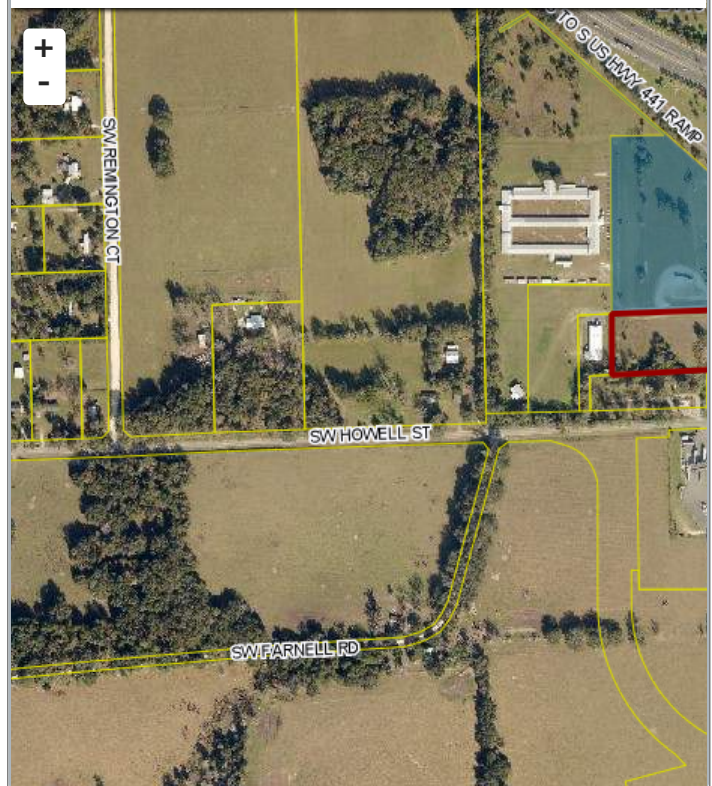
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by: GrizzlyLogic.com

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Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 8/14/2025

Parcel: << 03-6S-17-09556-000 (35094) >>

Owner & Property Info

Owner	THE KINJAC CORPORATION 197 SW WATERFORD CT LAKE CITY, FL 32025		
Site	131 SW WEBBS GLN, LAKE CITY		
Description*	COMM SW COR OF NE 1/4, RUN E 1162.43 FT TO W R/W US-441, N ALONG R/W 373.51 FT, N 6 DG W 102.50 FT FOR POB, NW 40.48 FT S 84 DG W 35.86 FT, S 76 DG W 120.78 FT, SWLY 485.02 FT, N 747.80 FT, E 237.93 FT TO SW R/W LINE I-75, SE ALONG R/W 372.50 FT TO PT OF C...more>>>		
Area	9.31 AC	S/T/R	03-6S-17
Use Code**	STORE/FLEA MKT (1111)	Tax District	3

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Property & Assessment Values

2024 Certified Values		2025 Working Values	
Mkt Land	\$698,250	Mkt Land	\$698,250
Ag Land	\$0	Ag Land	\$0
Building	\$327,786	Building	\$343,880
XFOB	\$13,428	XFOB	\$13,428
Just	\$1,039,464	Just	\$1,055,558
Class	\$0	Class	\$0
Appraised	\$1,039,464	Appraised	\$1,055,558
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$1,039,464	Assessed	\$1,055,558
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$1,039,464 city:\$0 other:\$0 school:\$1,039,464	Total Taxable	county:\$1,055,558 city:\$0 other:\$0 school:\$1,055,558

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
1/17/2023	\$2,790,000	1482 / 2695	WD	I	U	37
1/10/2014	\$700,000	1268 / 747	WD	I	Q	03
1/3/2014	\$100	1268 / 737	QC	I	U	11
12/18/2013	\$100	1268 / 733	WD	I	U	11
12/18/2013	\$100	1268 / 731	QC	I	U	11
12/27/2012	\$415,000	1247 / 1120	WD	I	U	37
9/27/2012	\$85,800	1242 / 710	WD	I	U	30
12/28/2011	\$150,100	1227 / 2359	CT	I	U	18
9/8/2008	\$100	1158 / 1699	QC	I	Q	03
5/2/2008	\$820,000	1149 / 2778	WD	I	Q	03
4/11/2005	\$900,000	1043 / 1284	WD	I	Q	
5/22/1996	\$125,000	824 / 004	WD	I	Q	06
9/12/1995	\$650,000	812 / 084	WD	I	Q	06
7/23/1987	\$90,000	628 / 509	WD	I	U	
5/1/1987	\$273,700	628 / 545	WD	V	U	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	STORE DISC (3600)	1966	11518	13256	\$249,102
Sketch	RESTAURANT (5600)	1991	1766	2296	\$94,778

*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

Code	Desc	Year Blt	Value	Units	Dims
0260	PAVEMENT-ASPHALT	1993	\$10,000.00	1.00	0 x 0
0253	LIGHTING	1993	\$600.00	2.00	0 x 0
0164	CONC BIN	2017	\$1,500.00	1.00	0 x 0
0166	CONC,PAVMT	0	\$1,328.00	664.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
1100	STORE 1FLR (MKT)	1.500 AC	1.0000/1.0000 1.0000/ /	\$75,000 /AC	\$112,500
1010	COMM ACRGE (MKT)	7.460 AC	1.0000/1.0000 1.0000/ /	\$75,000 /AC	\$559,500
2100	RESTAURANT (MKT)	0.350 AC	1.0000/1.0000 1.0000/ /	\$75,000 /AC	\$26,250

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Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 8/14/2025

Parcel: << 03-6S-17-09560-001 (35100) >>

Owner & Property Info

Owner	THE KINJAC CORPORATION 197 SW WATERFORD CT LAKE CITY, FL 32025		
Site	181 SW HOWELL ST, LAKE CITY		
Description*	COMM SW COR OF NE1/4, RUN E 370.97 FT FOR POB, RUN N 200.17 FT, E 487.42 FT, S 200 FT, W 491.46 FT TO POB, EX R/W FOR OTIS HOWELL RD & EX .45 AC FOR ADD'L RD R/W DESC IN WD 1533-2437. 646-145, 883-1768, 903-1833, WD 1343-1007, WD 1476-2308,		
Area	1.65 AC	S/T/R	03-6S-17
Use Code**	VACANT COMMERCIAL (1000)	Tax District	3

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Property & Assessment Values

2024 Certified Values		2025 Working Values	
Mkt Land	\$251,560	Mkt Land	\$197,654
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$7,000	XFOB	\$3,000
Just	\$258,560	Just	\$200,654
Class	\$0	Class	\$0
Appraised	\$258,560	Appraised	\$200,654
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$258,560	Assessed	\$200,654
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$258,560 city:\$0 other:\$0 school:\$258,560	Total Taxable	county:\$200,654 city:\$0 other:\$0 school:\$200,654

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
9/28/2022	\$500,000	1476 / 2308	WD	I	U	30
8/24/2017	\$390,000	1343 / 1007	WD	I	U	37
8/30/2000	\$195,000	909 / 1833	WD	I	Q	
6/30/1999	\$134,000	883 / 1768	WD	I	Q	
3/4/1988	\$139,000	646 / 145	WD	I	Q	
2/1/1985	\$32,500	558 / 061	WD	V	Q	01

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
N O N E					

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
9947	Septic		\$3,000.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
1000	VACANT COMMERCIAL (MKT)	60,984.000 SF (1.400 AC)	1.0000/1.0000 1.0000/ /	\$3 /SF	\$167,706
1000	VACANT COMMERCIAL (MKT)	10,890.000 SF (0.250 AC)	1.0000/1.0000 1.0000/ /	\$3 /SF	\$29,948

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Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 8/14/2025

Parcel: << 03-6S-17-09560-005 (44014) >>

Owner & Property Info

Owner	THE KINJAC CORPORATION 197 SW WATERFORD CT LAKE CITY, FL 32025		
Site			
Description*	COMM SW COR OF NE1/4, N 30 FT TO N R/W OF HERLONG RD (HOWELL RD), E 174.71 FT FOR POB, N 571.90 FT, E 340.73 FT, S 119.64 FT, W 138.74 FT, S 445.83 FT TO N R/W OF HERLONG RD (HOWELL RD), W 198.76 FT TO POB EX .18 AC FOR ADDT'L RD R/W DESC IN WD 1533-2437. ...more>>>		
Area	2.96 AC	S/T/R	03-6S-17
Use Code**	VACANT (0000)	Tax District	3

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Property & Assessment Values

2024 Certified Values		2025 Working Values	
Mkt Land	\$376,140	Mkt Land	\$354,580
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$376,140	Just	\$354,580
Class	\$0	Class	\$0
Appraised	\$376,140	Appraised	\$354,580
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$376,140	Assessed	\$354,580
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$376,140 city:\$0 other:\$0 school:\$376,140	Total Taxable	county:\$354,580 city:\$0 other:\$0 school:\$354,580

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Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
11/16/2021	\$750,000	1452 / 2315	WD	V	Q	01

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0000	VAC RES (MKT)	128,938.000 SF (2.960 AC)	1.0000/1.0000 1.0000/ /	\$3 /SF	\$354,580

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2023 2022 2019 2016 2013 Sales



Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 8/14/2025

Parcel: << 03-6S-17-09561-000 (35104) >>

Owner & Property Info

Owner	KINJAC CORPORATION THE P O BOX 157 MADISON, FL 32341-0157		
Site	14118 S US HIGHWAY 441, LAKE CITY		
Description*	COMM SW COR OF NE1/4, RUN E 862.43 FT FOR POB, RUN N 200 FT, E 300 FT TO W R/W US-41, S 200 FT, W 300 FT TO POB EX .28 AC FOR ADDT'L RD R/W DESC IN WD 1533-2437. 704-776, 708-383, 866-2069, 879-1961, 880-1259,		
Area	1.09 AC	S/T/R	03-6S-17
Use Code**	MISC COMMERCIAL (1001)	Tax District	3

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Property & Assessment Values

2024 Certified Values		2025 Working Values	
Mkt Land	\$165,308	Mkt Land	\$130,570
Ag Land	\$0	Ag Land	\$0
Building	\$140,426	Building	\$0
XFOB	\$29,115	XFOB	\$15,038
Just	\$334,849	Just	\$145,608
Class	\$0	Class	\$0
Appraised	\$334,849	Appraised	\$145,608
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$334,849	Assessed	\$145,608
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$334,849 city:\$0 other:\$0 school:\$334,849	Total Taxable	county:\$145,608 city:\$0 other:\$0 school:\$145,608

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Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
10/1/1998	\$0	879 / 1961	WD	I	Q	01
10/1/1998	\$5,145,000	866 / 2069	WD	I	Q	02
4/4/1996	\$70,000	820 / 368	WD	V	Q	03
4/6/1993	\$0	774 / 893	WD	V	Q	02
1/3/1992	\$70,000	758 / 1245	WD	V	Q	
1/16/1990	\$132,500	708 / 383	WD	I	U	
12/12/1989	\$125,000	704 / 776	WD	I	U	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
0253	LIGHTING	0	\$500.00	1.00	0 x 0
0166	CONC.PAVMT	0	\$1,960.00	1225.00	35 x 35
0260	PAVEMENT-ASPHALT	0	\$5,828.00	12950.00	185 x 70
0260	PAVEMENT-ASPHALT	0	\$3,600.00	8000.00	100 x 80
0260	PAVEMENT-ASPHALT	0	\$3,150.00	7000.00	100 x 70

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
1001	MISC COMMERCIAL (MKT)	47,480.000 SF (1.090 AC)	1.0000/1.0000 1.0000/ /	\$3 /SF	\$130,570

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Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 8/14/2025

Parcel: << 03-6S-17-09560-004 (44013) >>

Owner & Property Info

Owner	THE KINJAC CORPORATION 197 SW WATERFORD CT LAKE CITY, FL 32025		
Site	276 SW WEBBS GLN, LAKE CITY		
Description*	COMM SW COR OF NE1/4, RUN N 30 FT FOR POB, CONT N 1884.49 FT TO SW'RLY R/W I-75, RUN SE'LY ALONG R/W 727.56 FT, S 963.67 W 138.65 FT, S 445.47 FT TO N R/W LINE OTIS HOWELL RD, RUN W ALONG R/W 373.49 FT TO POB & ALSO COMM AT SW COR OF NE1/4, RUN N 1914.49 F ...more>>>		
Area	16.16 AC	S/T/R	03-6S-17
Use Code**	STORE/FLEA MKT (1111)	Tax District	3

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Property & Assessment Values

2024 Certified Values		2025 Working Values	
Mkt Land	\$979,200	Mkt Land	\$969,600
Ag Land	\$0	Ag Land	\$0
Building	\$300,888	Building	\$324,579
XFOB	\$10,050	XFOB	\$10,050
Just	\$1,290,138	Just	\$1,304,229
Class	\$0	Class	\$0
Appraised	\$1,290,138	Appraised	\$1,304,229
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$1,290,138	Assessed	\$1,304,229
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$1,290,138 city:\$0 other:\$0 school:\$1,290,138	Total Taxable	county:\$1,304,229 city:\$0 other:\$0 school:\$1,304,229

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Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
6/23/2022	\$100	1476 / 140	QC	I	U	11
6/23/2022	\$0	1475 / 2555	WD	I	U	11
4/7/2022	\$1,650,000	1463 / 2711	WD	I	U	30
7/27/1995	\$900,000	808 / 1214	WD	I	Q	01

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	STORE DISC (3600)	1990	59772	61053	\$196,506
Sketch	MOBILE HME (0800)	1998	1056	1232	\$28,565
Sketch	MANUF 1 (0201)	2003	1352	1832	\$99,508

*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

Code	Desc	Year Blt	Value	Units	Dims
0166	CONC,PAVMT	0	\$2,890.00	1.00	17 x 400
0260	PAVEMENT-ASPHALT	0	\$3,960.00	1.00	22 x 80
0169	FENCE/WOOD	0	\$200.00	1.00	0 x 0
0296	SHED METAL	0	\$1,500.00	1.00	30 x 17
0296	SHED METAL	0	\$1,500.00	1.00	40 x 17

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
1111	STR/FLEA MKT (MKT)	16.160 AC	1.0000/1.0000 1.0000/ .8000000 /	\$60,000 /AC	\$969,600

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2023 2022 2019 2016 2013 Sales

