

# 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 P O BOX 157 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 city:\$0 other:\$0 school:\$839,190	Total Taxable	county:\$839,190 city:\$0 other:\$0 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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