C DIV: NE1/4 & W1/2 OF BLOCK
31, EX N 6 FT FOR RD R/W.
ORB 416-261, 663-694, 801-752

PREM ENTERPRISE USA, LLC
1404 W US HWY 90
LAKE CITY, FL 32055

2026

00-00-00-12727-000

BUILDING CHARACTERISTICS

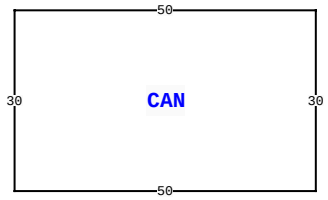
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		8 100
Frame	03	MASONRY 100
Story 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/LOC	850317.00	1.00/

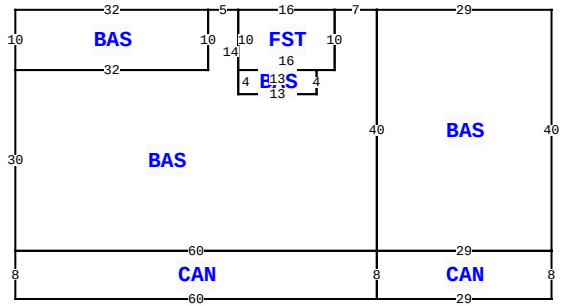
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	52	100		52	1,812
BAS	320	100		320	11,149
BAS	1,160	100		1,160	40,415
BAS	1,868	100		1,868	65,081
CAN	232	30		70	2,439
CAN	480	30		144	5,017
CAN	1,500	30		450	15,678
FST	160	50		80	2,787
TOTALS	5,772			4,144	144,377

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4300	04	4,144	92.9060	69.68	288,754	1990	1990	0	0	0	50.00	50.00

1 NBHD CONVE 0% - 0 Heated Area: 3400 HX Base Yr





128 W DUVAL ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2024 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	144,377
TOTAL MARKET OB/XF VALUE	10,388
TOTAL LAND VALUE - MARKET	192,420
TOTAL MARKET VALUE	347,185
SOH/AGL Deduction	0
ASSESSED VALUE	347,185
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	347,185
TOTAL JUST VALUE	347,185
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	347,185

LAND:2:1: 80'X 100' LESS NE CORNER. E1/2 OF PARCEL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16-0845	ADDN COMM	0	09/20/2016
1106	MAINT/ALTR	683	12/09/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1262/0457	9/23/2013	WD	U	I	35	580,000
GRANTOR: G W HUNTER INC						
GRANTEE: PREM ENTERPRISE USA						
0801/0752	12/29/1994	WD	Q	I	03	156,000
GRANTOR: GEORGE D HUNTER						
GRANTEE: G W HUNTER INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 FST= W16 S10 E16 N10$ S10 W3 BAS= W13 S4 E13 N4$S4 W13 N14 W5 BAS= W32 S10 E32 N10$ S10 W32 S30 CAN= S8 E60 N8 W60$ E60 CAN= S8 E29 N8 W29$ BAS= E29 N40 W29 S40$ N40$ PTR=N30 CAN= N30 W50 S30 E50$ S30$.

EXTRA FEATURES

LN	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	7,500	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,388	
3	0253	LIGHTING	0	0	0	0	1.00	UT	500.00	500.00	100	2022	2021		100	500	

LAND DESCRIPTION

TOTAL OB/XF 10,388

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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		*CG	105.00	195.00	26,725.00	SF		1.00	1.00	1.20	6.00	7.20	192,420							

REVIEW DATE 12/01/2021 BY ME Total Acres: 0.61 Total Land Value: 192,420 Market: 0 Agricultural: 0 Common: 192,420 PRINTED 11/17/2025 BY SYS