C DIV: SE1/4 BLOCK 31.
TRUSTEE DEED 801-731, WD 1324-2430,

PREM ENTERPRISES USA LLC
1404 W US HWY 90
LIVE CITY, FL 32055

2026

00-00-00-12730-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

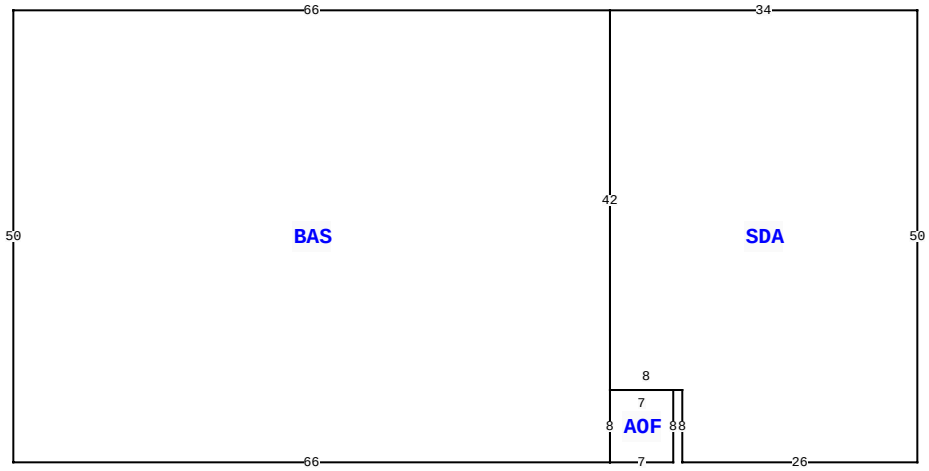
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Plumbing		4 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		2 100
Stories	0	0 100
Units		0 100
Condition Adj	02	02 100
Quality	04	04
DOR CODE	2500	REPAIR SERVICE
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
AOF	56	150		84	1,600
BAS	3,300	100		3,300	62,832
SDA	1,636	185		3,027	57,634
TOTALS	4,992			6,411	122,066

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6700	06	6,411	77.7195	38.08	244,131	1968	1968	0	0	0	50.00	50.00

1 SERV SHOP 0% - 0 Heated Area: 4992 HX Base Yr



113 SW NASSAU ST, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	122,066
TOTAL MARKET OB/XF VALUE	800
TOTAL LAND VALUE - MARKET	26,250
TOTAL MARKET VALUE	149,116
SOH/AGL Deduction	0
ASSESSED VALUE	149,116
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	149,116
TOTAL JUST VALUE	149,116
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	149,116

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1324/2430	11/01/2016	WD	Q	I	01	110,000

GRANTOR: GRAFF ROBERT A JR AS

GRANTEE: PREM ENTERPRISES US

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S50 E66 AOF= E7 N8W7 S8$ N8 SDA= E8 S8 E26 N50W34 S42$ N42$.

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	1,600.00	1,600.00	50	0	0	3	50	800	

LAND DESCRIPTION

TOTAL OB/XF 800

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	2500	C	SRVC SHOPS	0		*CG	105.00	100.00	10,500.00	SF		1.00	1.00	1.00	2.50	2.50	26,250							

REVIEW DATE 11/03/2016 BY DF Total Acres: 0.24 Total Land Value: 26,250 Market: 0 Agricultural: 0 Common: 26,250 PRINTED 11/17/2025 BY SYS