

COMM NE COR OF SEC, RUN W 1337 F
S 490.1 FT, E 60.31 FT TO E R/W
RUN E 199.69 FT, S 175 FT, W 179

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

2026

03-6S-17-09569-000



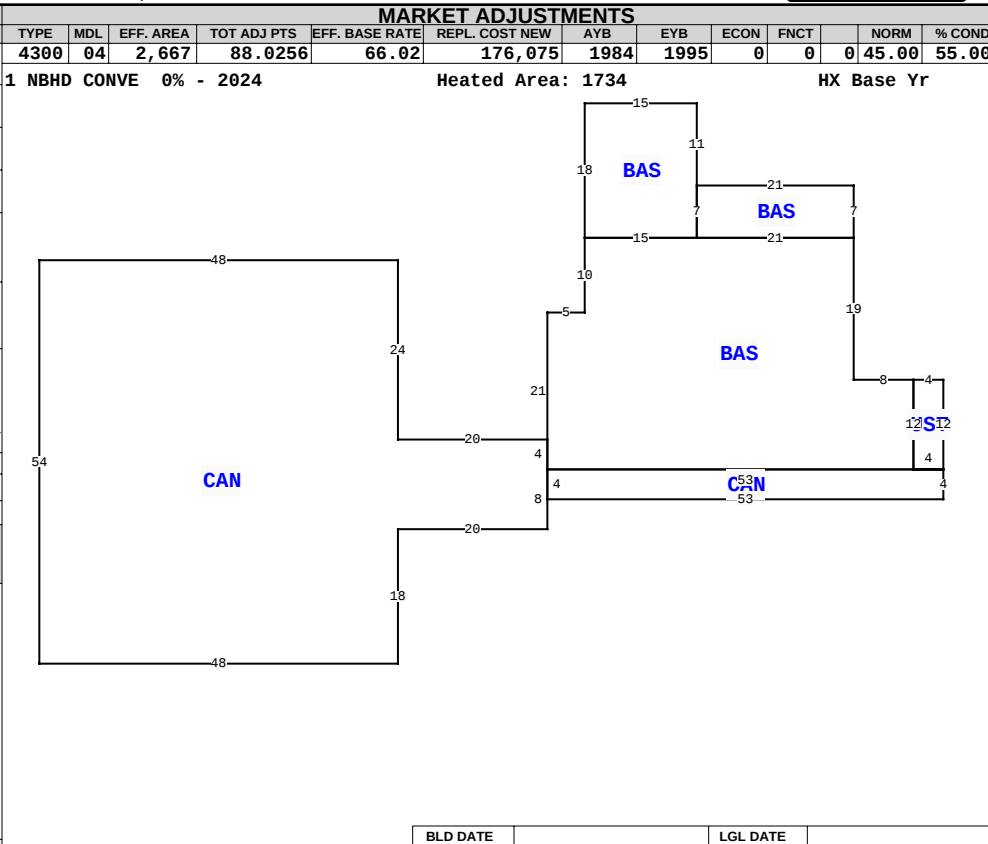
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures	5	100
Frame	03	MASONRY 100
Story Height	12	100
RMS	2	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			02
NEIGHBORHOOD/LOC		3617.00		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	147	100		147	5,338
BAS	270	100		270	9,804
BAS	1,317	100		1,317	47,821
CAN	212	30		64	2,324
CAN	2,832	30		850	30,864
UST	48	40		19	690

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0260	PAVEMENT-A	0	0	0	0	16,000.00	UT	1.85
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00
3	0166	CONC, PAVMT	0	0	0	0	320.00	UT	2.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	1410	C	CONV STORE	0		CHI	0.00	0.00	33,105.00

REVIEW DATE 09/08/2023 BY ME



13749 S US HIGHWAY 441 , LAKE CITY	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF									
20,400	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR
2.75	3.30	109,246							

Total Acres: 0.76 Total Land Value: 109,246 Market: 0 Agricultural: 0 Common: 109,246

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	96,841		
TOTAL MARKET OB/XF VALUE	20,400		
TOTAL LAND VALUE - MARKET	109,246		
TOTAL MARKET VALUE	226,487		
SOH/AGL Deduction	0		
ASSESSED VALUE	226,487		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	226,487		
TOTAL JUST VALUE	226,487		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	231,770		

SALE:8:1: NEED CORRECTIVE DEED - WRONG LEGAL			
SALE:7:1: RIGHT LEGAL FOR PROPERTY SOLD (758-1245)			
SALE:6:1: NAME CHAGED BUT ADDRESS STAYED SAME			
SALE:5:1: DEED FOR 6 COLUMBIA CO/1 SUWANNEE CO PAR			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051111	Signs - New or Ex	2,000	10/15/2024
000050379	Signs - New or Ex	15,000	07/17/2024
26634	MAINT/ALTR	1,200	01/18/2008
26637	MAINT/ALTR	0	01/18/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1495/2116	7/28/2023	WD	U	I	35	700,000	
GRANTOR: GANESHAI FOOD MART LL							
GRANTEE: PREM ENTERPRISE USA							
1081/2344	4/26/2006	WD	Q	I	03	550,000	
GRANTOR: KINJAC INC							
GRANTEE: GANESHAI FOOD MART							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W21 BAS= N11 W15 S18 E15 N7\$ S7 BAS= W15 S10 W5 S21 CAN= N4 W20 N24 W48 S54 E48 N18 E20 N8\$ CAN= S4 E53 N4 W53\$ E53 UST= N12 W4 S12 E4\$ W4 N12 W8 N19 W21\$ E21 N7\$.									