COMM NE COR OF NW1/4, S 21.65 FT FOR POB, W 338.28 FT FOR POB, S FT, N 151 FT TO S LINE OF CR-242

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

2026

30-4S-17-08874-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	2601	FUEL ISLAND/CANOPY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	30417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

124 SW CHAD PL, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	73,794
TOTAL LAND VALUE - MARKET	41,000
TOTAL MARKET VALUE	114,794
SOH/AGL Deduction	0
ASSESSED VALUE	114,794
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	114,794
TOTAL JUST VALUE	114,794
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	114,794

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30727	COMMERCIAL	600	01/17/2013
16442	M H	125	12/28/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1489/1291	5/01/2023	WD	Q	I	05	5,496,000
GRANTOR: G W HUNTER INC						
GRANTEE: PREM ENTERPRISE USA						
1236/1472	6/13/2012	WD	Q	V	01	250,000
GRANTOR: CP GROUP INVESTMENTS						
GRANTEE: G W HUNTER INC						

BUILDING NOTES

BUILDING DIMENSIONS

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	0166	CONC,PAVMT	0	0	34	14	476.00	UT	2.00	2.00	100	2013	2013	3	100	952	
2	0260	PAVEMENT-A	0	0	0	0	28,276.00	UT	1.60	1.60	100	2013	2013	3	100	45,242	
3	0057	CAN-GAS IS	0	0	92	20	1,840.00	UT	15.00	15.00	100	2013	2013	3	100	27,600	

LAND DESCRIPTION

TOTAL OB/XF 73,794

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	2600	C	SRVC STATN	0		CI	0.00	0.00	1.00	AC		1.00	1.00	1.00	41,000.00	41,000.00	41,000							

REVIEW DATE 10/10/2019 BY ME Total Acres: 1.00 Total Land Value: 41,000 Market: 0 Agricultural: 0 Common: 41,000 PRINTED 11/19/2025 BY SYS