COMM SW COR OF NE1/4 OF SW1/4, R
W R/W ACL RD, NE ALONG R/W 209.7
468.85 FT FOR POB, CONT N 50 DEG

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

2026

31-3S-17-05958-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

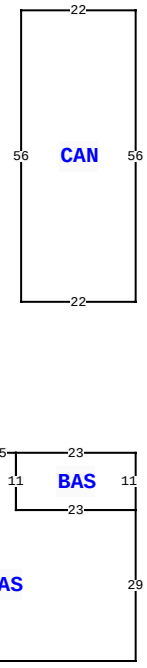
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 80
Interior Wall	04	PLYWOOD 20
Interior Floo	11	CLAY TILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		6 100
Frame	03	MASONRY 100
Story Height		10 100
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 06
NEIGHBORHOOD/LOC	31317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	253	100		253	9,488
BAS	352	100		352	13,200
BAS	1,795	100		1,795	67,313
CAN	1,232	30		370	13,875
TOTALS	3,632			2,770	103,875

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4300	04	2,770	100.0064	75.00	207,750	1986	1986	0	0	0	50.00	50.00

1 NBHD CONVE 0% - 0 Heated Area: 2400 HX Base Yr



1396 W US HIGHWAY 90 , LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	124,334
TOTAL MARKET OB/XF VALUE	30,335
TOTAL LAND VALUE - MARKET	425,000
TOTAL MARKET VALUE	579,669
SOH/AGL Deduction	0
ASSESSED VALUE	579,669
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	579,669
TOTAL JUST VALUE	579,669
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	579,669

XFOB:3:1: CAR WASH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25185	REMODEL	580	11/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1262/0471	9/24/2013	WD	U	I	35	650,000
GRANTOR: G W HUNTER INC						
GRANTEE: PREM ENTERPRISE USA						
540/681	6/01/1984	WD	U	I	11	64
GRANTOR: HUNTER GEORGE W						
GRANTEE: HUNTER GEORGE W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N11 W23 S11 E23$ BAS= W23 N11 W5 BAS= W32 S11 E32 N11$
S11 W32 S29 E60 N29$ PTR=N40 CAN= N56 W22 S56 E22$ S40$.

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	0	0	480.00	UT	3.00	3.00	100	0	0	3	100	1,440	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	15,210.00	15,210.00	80	0	0	3	80	12,168	
3	0166	CONC,PAVMT	0	0	25	25	625.00	UT	1.40	1.40	100	0	0	3	100	875	
4	0030	BARN,MT	0	0	25	73	1,825.00	UT	7.20	7.20	80	0	0	3	80	10,512	
5	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,340	
6	0253	LIGHTING	0	0	0	0	6.00	UT	500.00	500.00	100	1993	1993	3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 30,335

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	200.00	250.00	50,000.00	SF		1.00	1.00	1.00	8.50	8.50	425,000							

REVIEW DATE 04/11/2016 BY DF Total Acres: 1.15 Total Land Value: 425,000 Market: 0 Agricultural: 0 Common: 425,000 PRINTED 09/30/2025 BY SYS

COMM SW COR OF NE1/4 OF SW1/4, R
W R/W ACL RD, NE ALONG R/W 209.7
468.85 FT FOR POB, CONT N 50 DEG

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

2026

31-3S-17-05958-000

BUILDING CHARACTERISTICS

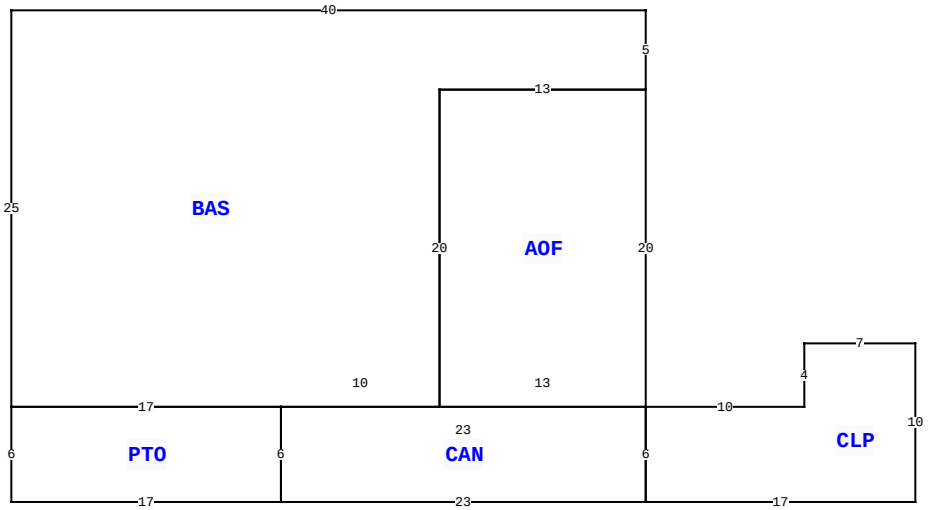
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1126	CONV STORE/GAS
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	31317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	260	150		390	6,363
BAS	740	100		740	12,073
CAN	138	30		41	669
CLP	130	60		78	1,273
PTO	102	5		5	82
TOTALS	1,370			1,254	20,459

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8200	06	1,254	88.2000	32.63	40,918	1955	1960	0	0	0	50.00	50.00

2 WAREH DIST 0% - 0 Heated Area: 1000 HX Base Yr



1396 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 2

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TOTAL JUST VALUE	579,669
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	579,669

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
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540/681	6/01/1984	WD	U	I	11	64
GRANTOR: HUNTER GEORGE W						
GRANTEE: HUNTER GEORGE W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S25 PTO= S6 E17 N6 W17$ E17 CAN= S6 E23 N6 W23$ E10
AOF= E13 CLP= S6 E17 N10 W7 S4 W10$ N20 W13 S20$ N20 E13
N5$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/11/2016 BY DF Total Acres: 1.15 Total Land Value: 425,000 Market: 0 Agricultural: 0 Common: 425,000 PRINTED 09/30/2025 BY SYS