COMM NW COR OF SW1/4 OF SW1/4, R
FOR POB, RUN NE 149.22 FT TO SW
ALONG R/W 746.03 FT, RUN NW ALON

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

2026

34-6S-16-04061-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	2601	FUEL ISLAND/CANOPY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	34616.010 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

7146 SW US HIGHWAY 27 , FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	34,465
TOTAL LAND VALUE - MARKET	44,104
TOTAL MARKET VALUE	78,569
SOH/AGL Deduction	0
ASSESSED VALUE	78,569
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	78,569
TOTAL JUST VALUE	78,569
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	78,569

LAND:1:1: DOR 1998

SALE:1:1: 4 DEEDS INVOLVED 848-1926 THRU 1932

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13641	COMMERCIAL	50	02/13/1998

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						
0848/1926	9/05/1997	WD	Q	V		22,400
GRANTOR: BARTHOLOMEW ESTATE						
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	0	0	13,810.00	UT	1.50	1.50	100	1998	1998	3	100	20,715	
2	0057	CAN-GAS IS	0	0	25	30	750.00	UT	15.00	15.00	100	1998	1998	3	100	11,250	
3	0297	SHED CONCR	0	0	8	8	1.00	UT	0.00	0.00	100	1998	1998	3	100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 34,465

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		A-1	0.00	0.00	65,340.00	SF		1.00	1.00	0.50	1.35	0.68	44,104							

REVIEW DATE 06/23/2015 BY DF Total Acres: 1.50 Total Land Value: 44,104 Market: 0 Agricultural: 0 Common: 44,104 PRINTED 11/20/2025 BY SYS