

BEG SE COR OF SW1/4, RUN N 1076.
FT FOR POB, RUN W 184.75 FT, S 1
E 184.75 FT, N 200 FT TO POB & A

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

2026

35-3S-16-02563-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	28	GLASS THRM 20
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 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	3	100
Stories	1.	1. 100
Units	0	100

Quality	07	07
DOR CODE	1126 CONV STORE/GAS	
MAP NUM	MKT AREA	06
NEIGHBORHOOD/LOC	35316.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,170	100		2,170	170,383
CAN	84	30		25	1,963
CDN	3,780	35		1,323	103,879

TOTALS	6,034			3,518	276,225
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	16,595.00	UT	2.00
2	0164	CONC BIN	0	0	9	14	126.00	UT	11.00
3	0253	LIGHTING	0	0	0	0	3.00	UT	1,500.00

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		00	0.00	0.00	28,176.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
4300	04	3,518	110.2018	82.65	290,763	2018	2018	0	0	5.00	95.00
3 NBHD CONVE 0% - 2024 Heated Area: 2170 HX Base Yr											

3282 W US HIGHWAY 90 , LAKE CITY	BLD DATE	LGL DATE	04/08/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2018	2018	3	100	33,190	
100	2018	2018	3	100	1,386	
100	2018	2018	3	100	4,500	

TOTAL OB/XF									
39,076									

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE		276,225	
TOTAL MARKET OB/XF VALUE		39,076	
TOTAL LAND VALUE - MARKET		633,960	
TOTAL MARKET VALUE		949,261	
SOH/AGL Deduction		0	
ASSESSED VALUE		949,261	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		949,261	
TOTAL JUST VALUE		949,261	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		952,168	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17-0907	COMMERCIAL	0	11/15/2017
17-0690	COMMERCIAL	0	07/26/2017
17-0063	DEMOLISH	0	07/20/2017
1255	MAINT/ALTR	278	04/14/2009
913	COMMERCIAL	264	02/25/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1489/1291	5/01/2023	WD	Q	I	05
GRANTOR: G W HUNTER INC					
GRANTEE: PREM ENTERPRISE USA					
0861/1913	6/30/1998	QC	Q	V	01
GRANTOR: FLORIDA D O T					
GRANTEE: G W HUNTER					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W70 S31 E7 CAN= S4 E21 N4 W21\$ E63 N31\$ PTR= N30 CDN= N45 W84 S45 E84\$ S30\$.									