

LOT 6 & THE W 41.20 FT OF LOT 7
14, 15, 16 & 17, BLOCK C WESTWOOD
EX RD R/W.

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

2026

36-3S-16-02634-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		4 100
Frame	05	STEEL 100
Story Height		14 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100

Quality	05 05
DOR CODE	4800 WAREHOUSE/DISTRB
MAP NUM	MKT AREA 06
NEIGHBORHOOD/LOC	36316.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,200	100		3,200	59,728
CAN	400	30		120	2,240
CAN	1,000	30		300	5,600
FST	64	70		45	840
TOTALS	4,664			3,665	68,407

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0260	PAVEMENT-A	0	0	0	1.00	UT	7,704.00	7,704.00	80	0
2	0260	PAVEMENT-A	0	0	0	1.00	UT	9,841.00	9,841.00	80	0
3	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	0

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	4800	C	WAREHOUSE	0		CI	93.00	0.00	23,000.00	SF	1.00
2	4800	C	WAREHOUSE	0		CI	0.00	0.00	21,400.00	SF	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
8200	06	3,665	100.8800	37.33	136,814	1989	1989	0	0	0 50.00	50.00
1 WAREH DIST 0% - 2024 Heated Area: 3200 HX Base Yr											
2024 BLD DATE XF DATE INC DATE											
2024 LGL DATE LAND DATE AG DATE											
2024 04/08/2024 MLU											
1994 W US HIGHWAY 90 , LAKE CITY											

TOTAL OB/XF											
16,654											

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16,654											

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		68,407	
TOTAL MARKET OB/XF VALUE		16,654	
TOTAL LAND VALUE - MARKET		425,250	
TOTAL MARKET VALUE		510,311	
SOH/AGL Deduction		0	
ASSESSED VALUE		510,311	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		510,311	
TOTAL JUST VALUE		510,311	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		510,311	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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					
0801/0755	12/29/1994	WD	Q	I	03
GRANTOR: JOHN B HUNTER					
GRANTEE: G W HUNTER INC					

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W80 S40 CAN= S5 E80 N5 W80\$ E80 N40\$ PTR=N30 CAN= N25 W40 S25 E40\$ S30\$ PTR= N30 E20 FST= N8 W8 S8 E8\$ S30 W20\$.											