

C DIV: NE1/4 & W1/2 OF BLOCK  
 31, EX N 6 FT FOR RD R/W.  
 ORB 416-261, 663-694, 801-752

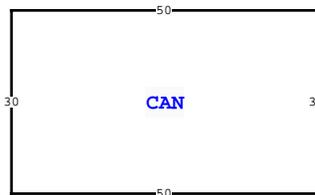
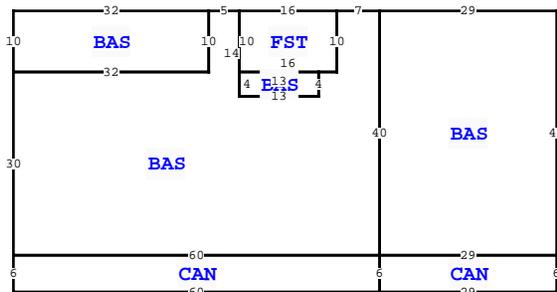
PREM ENTERPRISE USA, LLC  
 1404 W US HWY 90  
 LAKE CITY, FL 32055

**2026**

00-00-00-12727-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	80
Exterior Wall	15	CONC BLOCK	20
Roof Structure	09	RIDGE FRME	100
Roof Cover	04	BUILT-UP	100
Interior Wall	05	DRYWALL	100
Interior Floor	07	CORK/VTILE	100
Ceiling	01	FIN.SUSPD	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures		8	100
Frame	03	MASONRY	100
Story Height		10	100
RMS		3	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	850317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	52	100	
BAS	320	100	
BAS	1,160	100	
BAS	1,868	100	
CAN	174	30	
CAN	360	30	
CAN	1,500	30	
FST	160	50	
TOTALS	5,594		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	NBHD CONVE	0%	- 0		301,310	1990	1990	0	0	0	50.00	50.00	
Heated Area: 3400 HX Base Yr													

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	150,655		
TOTAL MARKET OB/XF VALUE	10,388		
TOTAL LAND VALUE - MARKET	192,420		
TOTAL MARKET VALUE	353,463		
SOH/AGL Deduction	0		
ASSESSED VALUE	353,463		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	353,463		
TOTAL JUST VALUE	353,463		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	347,185		
LAND:2:1: 80'X 100' LESS NE CORNER. E1/2 OF PARCEL			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
16-0845	ADDN COMM	0	09/20/2016
1106	MAINT/ALTR	683	12/09/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1262/0457	9/23/2013	WD	U	I	35	580,000
GRANTOR: G W HUNTER INC						
GRANTEE: PREM ENTERPRISE USA						
0801/0752	12/29/1994	WD	Q	I	03	156,000
GRANTOR: GEORGE D HUNTER						
GRANTEE: G W HUNTER INC						

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
1	0260	PAVEMENT-A	0	0	0	1.00	UT	0.00	0.00	100	0	0	0	100	7,500	
2	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,388	
3	0253	LIGHTING	0	0	0	1.00	UT	500.00	500.00	100	2022	2021		100	500	

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

BUILDING DIMENSIONS
BAS=[ORIG=0,0] W7 S10 W3 S4 W13 N14 W5 S10 W32 S30 E60 N40 \$
CAN=[ORIG=0,-30] N30 W50 S30 E50 \$
BAS=[ORIG=0,40] E29 N40 W29 S40 \$
CAN=[ORIG=-60,40] S6 E60 N6 W60 \$
BAS=[ORIG=-28,0] W32 S10 E32 N10 \$
CAN=[ORIG=0,40] S6 E29 N6 W29 \$
FST=[ORIG=-7,0] W16 S10 E16 N10 \$
BAS=[ORIG=-10,10] W13 S4 E13 N4 \$
PTR=[ORIG=0,0] N30 S30 \$

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	105.00	195.00	26,725.00	SF		1.00	1.00	1.20	6.00	7.20	192,420							