COMM NE COR OF SEC, RUN W 1337 F
S 490.1 FT, E 60.31 FT TO E R/W
RUN E 199.69 FT, S 175 FT, W 179

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

2027

03-6S-17-09569-000

BUILDING CHARACTERISTICS

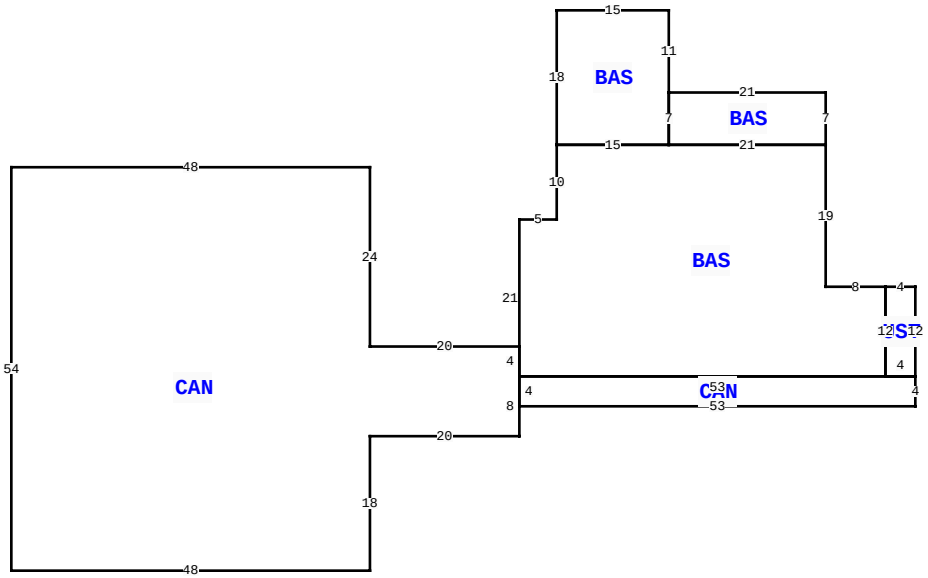
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		5 100
Frame	03	MASONRY 100
Story Height		12 100
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 02
NEIGHBORHOOD/LOC	3617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	147	100		147	5,664
BAS	270	100		270	10,404
BAS	1,317	100		1,317	50,748
CAN	212	30		64	2,466
CAN	2,832	30		850	32,753
UST	48	40		19	732
TOTALS	4,826			2,667	102,768

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4300	04	2,667	92.1856	70.06	186,850	1984	1995	0	0	0	45.00	55.00

1 NBHD CONVE 0% - 2024 Heated Area: 1734 HX Base Yr



13749 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0260	PAVEMENT-A	0	0	0	0	16,000.00	UT	1.85	1.85	60	0	0	3	60	17,760	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,000	
3	0166	CONC,PAVMT	0	0	0	0	320.00	UT	2.00	2.00	100	0	0	3	100	640	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2026	2025		100	4,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	102,768
TOTAL MARKET OB/XF VALUE	24,900
TOTAL LAND VALUE - MARKET	119,178
TOTAL MARKET VALUE	246,846
SOH/AGL Deduction	0
ASSESSED VALUE	246,846
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	246,846
TOTAL JUST VALUE	246,846
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	246,846

SALE:8:1: NEED CORRECTIVE DEED - WRONG LEGAL

SALE:7:1: RIGHT LEGAL FOR PROPERTY SOLD (758-1245)

SALE:6:1: NAME CHAGED BUT ADDRESS STAYED SAME

SALE:5:1: DEED FOR 6 COLUMBIA CO/1 SUWANNEE CO PAR

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051111	Signs - New or Ex	2,000	10/15/2024
000050379	Signs - New or Ex	15,000	07/17/2024
26634	MAINT/ALTR	1,200	01/18/2008
26637	MAINT/ALTR	0	01/18/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1495/2116	7/28/2023	WD	U	I	35	700,000
GRANTOR: GANESHAI FOOD MART LL						
GRANTEE: PREM ENTERPRISE USA						
1081/2344	4/26/2006	WD	Q	I	03	550,000
GRANTOR: KINJAC INC						
GRANTEE: GANESHAI FOOD MART						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 BAS= N11 W15 S18 E15 N7$ S7 BAS= W15 S10 W5 S21 CAN= N4 W20 N24 W48 S54 E48 N18 E20 N8$ CAN= S4 E53 N4 W53$ E53 UST= N12 W4 S12 E4$ W4 N12 W8 N19 W21$ E21 N7$.

LAND DESCRIPTION

TOTAL OB/XF 24,900

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		CHI	0.00	0.00	33,105.00	SF		1.00	1.00	1.20	3.00	3.60	119,178							

REVIEW DATE 03/31/2026 BY TP Total Acres: 0.76 Total Land Value: 119,178 Market: 0 Agricultural: 0 Common: 119,178 PRINTED 11/16/2026 BY SYS