

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

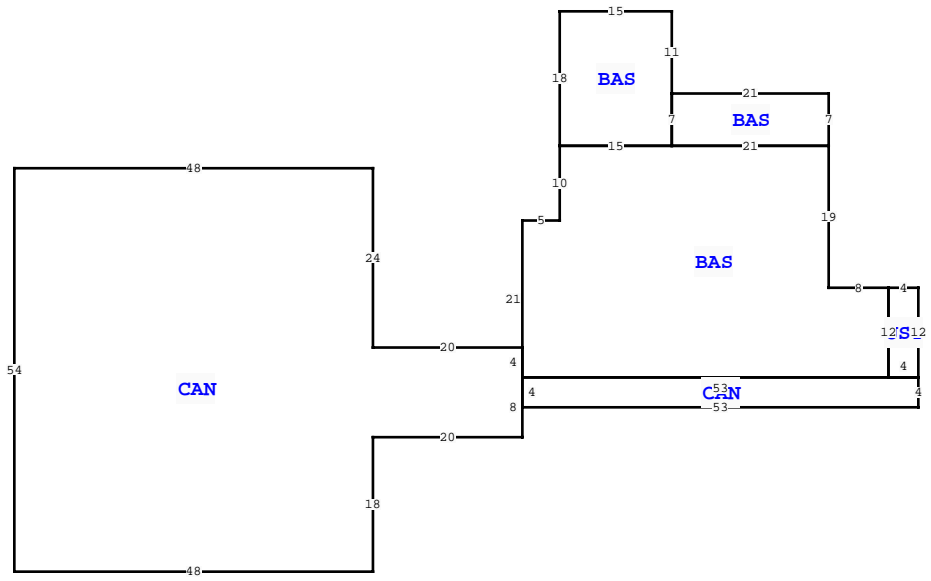
2026

03-6S-17-09569-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	147	100	
BAS	270	100	
BAS	1,317	100	
CAN	212	30	
CAN	2,832	30	
UST	48	40	
TOTALS	4,826		

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	45.00	55.00
1 NBHD CONVE 0% - 2024 Heated Area: 1734 HX Base Yr											



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				4,500		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				231,770		
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\$.						

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

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	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							