

COMM SW COR OF NE1/4 OF SW1/4, R
W R/W ACL RD, NE ALONG R/W 209.7
468.85 FT FOR POB, CONT N 50 DEG

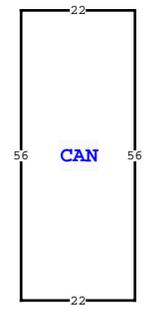
PREM ENTERPRISE USA, LLC
1404 W US HWY 90
LAKE CITY, FL 32055

2026

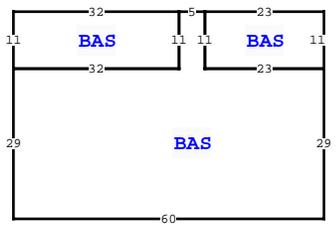
31-3S-17-05958-000
VALUATION SUMMARY

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 80
Interior Wall	04	PLYWOOD 20
Interior Floor	11	CLAY TILE 100
Ceiling	01	FIN.SUSPD 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		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
4300	04	2,770	100.0064	80.01	221,628	1986	1986	0	0	0	50.00	50.00
1 NBHD CONVE 0% - 0 Heated Area: 2400 HX Base Yr												



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	253	100		253	10,122
BAS	352	100		352	14,082
BAS	1,795	100		1,795	71,809
CAN	1,232	30		370	14,802
TOTALS	3,632			2,770	110,814



1396 W US HIGHWAY 90 , LAKE CITY

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

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	0166	CONC, PAVMT	0	0	0	0	480.00	UT	3.00	3.00	100	0	0	3	100	1,440	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	15,210.00	15,210.00	80	0	0	3	80	12,168	
3	0166	CONC, PAVMT	0	0	25	25	625.00	UT	1.40	1.40	100	0	0	3	100	875	
4	0030	BARN, MT	0	0	25	73	1,825.00	UT	7.20	7.20	80	0	0	3	80	10,512	
5	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,340	
6	0253	LIGHTING	0	0	0	0	6.00	UT	500.00	500.00	100	1993	1993	3	100	3,000	

TOTAL OB/XF 30,335

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	200.00	250.00	50,000.00	SF		1.00	1.00	1.00	8.50	8.50	425,000							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		132,934	
TOTAL MARKET OB/XF VALUE		30,335	
TOTAL LAND VALUE - MARKET		425,000	
TOTAL MARKET VALUE		588,269	
SOH/AGL Deduction		0	
ASSESSED VALUE		588,269	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		588,269	
TOTAL JUST VALUE		588,269	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		579,669	
XFOB:3:1: CAR WASH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
25185	REMODEL	580	11/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1262/0471	9/24/2013	WD	U	I	35	650,000
GRANTOR: G W HUNTER INC						
GRANTEE: PREM ENTERPRISE USA						
540/681	6/01/1984	WD	U	I	11	64
GRANTOR: HUNTER GEORGE W						
GRANTEE: HUNTER GEORGE W						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= N11 W23 S11 E23\$ BAS= W23 N11 W5 BAS= W32 S11 E32 N11\$ S11 W32 S29 E60 N29\$ PTR=N40 CAN= N56 W22 S56 E22\$ S40\$.	

COMM SW COR OF NE1/4 OF SW1/4, R
W R/W ACL RD, NE ALONG R/W 209.7
468.85 FT FOR POB, CONT N 50 DEG

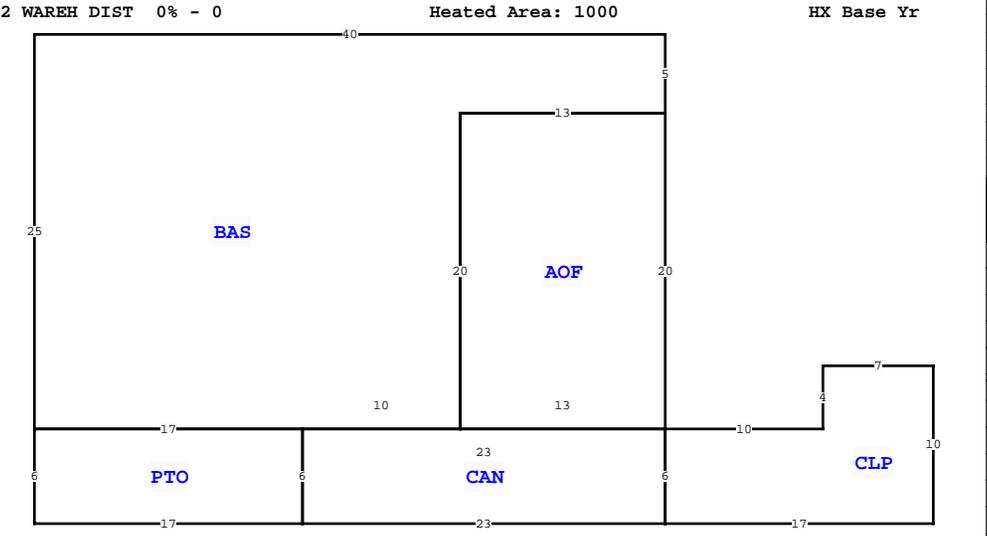
PREM ENTERPRISE USA, LLC
1404 W US HWY 90
LAKE CITY, FL 32055

2026

31-3S-17-05958-000


ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	WAREH DIST	0%	- 0									



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	260	150		390	6,880
BAS	740	100		740	13,054
CAN	138	30		41	723
CLP	130	60		78	1,376
PTO	102	5		5	88
TOTALS	1,370			1,254	22,120

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

TOTAL OB/XF												
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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

TOTAL OB/XF												
0												

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 2
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			132,934
TOTAL MARKET OB/XF VALUE			30,335
TOTAL LAND VALUE - MARKET			425,000
TOTAL MARKET VALUE			588,269
SOH/AGL Deduction			0
ASSESSED VALUE			588,269
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			588,269
TOTAL JUST VALUE			588,269
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			579,669

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1262/0471	9/24/2013	WD	U	I	35	650,000
GRANTOR: G W HUNTER INC						
GRANTEE: PREM ENTERPRISE USA						
540/681	6/01/1984	WD	U	I	11	64
GRANTOR: HUNTER GEORGE W						
GRANTEE: HUNTER GEORGE W						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W40 S25 PTO= S6 E17 N6 W17\$ E17 CAN= S6 E23 N6 W23\$ E10												
AOF= E13 CLP= S6 E17 N10 W7 S4 W10\$ N20 W13 S20\$ N20 E13												
N5\$.												