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

2027

31-3S-17-05958-000

BUILDING CHARACTERISTICS

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 Floo	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
Quality	05	05
DOR CODE	1126	CONV STORE/GAS

MAP NUM | MKT AREA 06

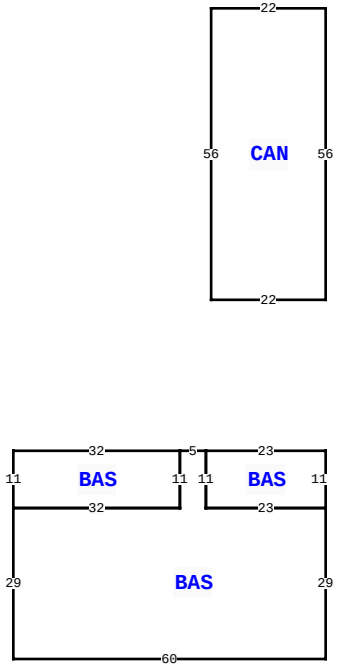
NEIGHBORHOOD/LOC 31317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	253	100		253	9,614
BAS	352	100		352	13,376
BAS	1,795	100		1,795	68,210
CAN	1,232	30		370	14,060
TOTALS	3,632			2,770	105,260

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	76.00	210,520	1986	1986	0	0	0	50.00	50.00

1 NBHD CONVE 0% - 0 Heated Area: 2400 HX Base Yr



1396 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	126,277
TOTAL MARKET OB/XF VALUE	30,335
TOTAL LAND VALUE - MARKET	475,000
TOTAL MARKET VALUE	631,612
SOH/AGL Deduction	0
ASSESSED VALUE	631,612
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	631,612
TOTAL JUST VALUE	631,612
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	631,612

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$.

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	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	

LAND DESCRIPTION

TOTAL OB/XF 30,335

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		CG	200.00	250.00	50,000.00	SF		1.00	1.00	1.00	9.50	9.50	475,000							

REVIEW DATE 03/30/2026 BY JB Total Acres: 1.15 Total Land Value: 475,000 Market: 0 Agricultural: 0 Common: 475,000 PRINTED 11/16/2026 BY SYS

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

2027

31-3S-17-05958-000

BUILDING CHARACTERISTICS

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
Quality	05	05
DOR CODE	1126	CONV STORE/GAS

MAP NUM | MKT AREA 06

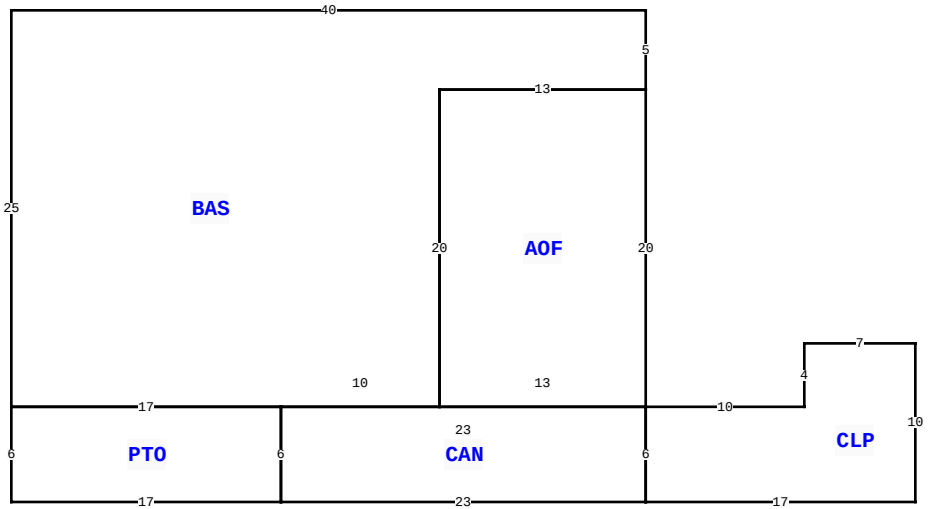
NEIGHBORHOOD/LOC 31317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	260	150		390	6,537
BAS	740	100		740	12,403
CAN	138	30		41	687
CLP	130	60		78	1,308
PTO	102	5		5	84
TOTALS	1,370			1,254	21,017

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8200	06	1,254	88.2000	33.52	42,034	1955	1960	0	0	0	50.00	50.00

2 WAREH DIST 0% - 0 Heated Area: 1000 HX Base Yr



1396 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	05/11/2026 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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 2

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ASSESSED VALUE	631,612
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	631,612
TOTAL JUST VALUE	631,612
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	631,612

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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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$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/30/2026 BY JB Total Acres: 1.15 Total Land Value: 475,000 Market: 0 Agricultural: 0 Common: 475,000 PRINTED 11/16/2026 BY SYS