COMM INTERS W LINE OF SW1/4 OF S
CR-252, RUN E 830.10 FT FOR POB,
FT, NW 171.57 FT TO S R/W US-90,

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

2026

34-3S-16-02491-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	2601	FUEL ISLAND/CANOPY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	18,756
TOTAL LAND VALUE - MARKET	226,645
TOTAL MARKET VALUE	245,401
SOH/AGL Deduction	0
ASSESSED VALUE	245,401
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	245,401
TOTAL JUST VALUE	245,401
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	224,797

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29005	COMMERCIAL	65	11/15/2010
28978	COMMERCIAL	450	11/03/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1489/1291	5/01/2023	WD	Q	I	05	5,496,000
GRANTOR: G W HUNTER INC						
GRANTEE: PREM ENTERPRISE USA						
0801/0764	6/15/1994	WD	Q	I	03	67,000
GRANTOR: GEORGE W HUNTER						
GRANTEE: G W HUNTER INC						

BUILDING NOTES

BUILDING DIMENSIONS

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	1,971.00	UT	2.00	2.00	100	0	0	3	100	3,942	
2	0260	PAVEMENT-A	0	0	0	0	2,187.00	UT	2.00	2.00	100	0	0	3	100	4,374	
3	0057	CAN-GAS IS	0	0	29	24	696.00	UT	15.00	15.00	100	0	0	3	100	10,440	

LAND DESCRIPTION

TOTAL OB/XF 18,756

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	2600	C	SRVC STATN	0		00	0.00	0.00	18,731.00	SF		1.00	1.00	1.10	11.00	12.10	226,645							

REVIEW DATE 03/18/2026 BY ME Total Acres: 0.43 Total Land Value: 226,645 Market: 0 Agricultural: 0 Common: 226,645 PRINTED 06/19/2026 BY SYS