COMM INTERS W LINE SW1/4 OF SE1/ CR-252, RUN E 957.38 FT FOR POB, 171.57 FT TO S R/W US-90, SE 309

PREM ENTERPRISE USA LLC
1404 W US HWY 90, (SUWANNEE SWIFTY #299)
LAKE CITY, FL 32055

2027

34-3S-16-02491-005

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 80
Roof Cover	14	PREFIN MT 20
Interior Wall	04	PLYWOOD 100
Interior Floo	05	ASPH TILE 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		10 100
RMS		2 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1126	CONV STORE/GAS

MAP NUM | MKT AREA 06

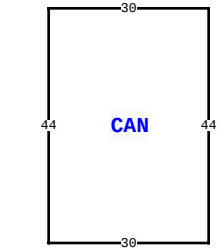
NEIGHBORHOOD/LOC 34316.00 1.00/

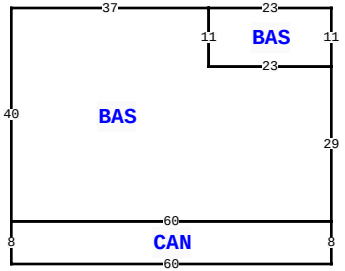
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	253	100		253	8,079
BAS	2,147	100		2,147	68,554
CAN	480	30		144	4,598
CAN	1,320	30		396	12,645
TOTALS	4,200			2,940	93,874

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4300	04	2,940	84.0320	63.86	187,748	1989	1989	0	0	0	50.00	50.00

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





4008 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
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	0166	CONC,PAVMT	0	0	30	35	1,050.00	UT	1.70	1.70	100	0	0	3	100	1,785	
2	0260	PAVEMENT-A	0	0	0	0	13,255.00	UT	0.90	0.90	75	0	0	3	75	8,947	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	93,874
TOTAL MARKET OB/XF VALUE	10,732
TOTAL LAND VALUE - MARKET	393,513
TOTAL MARKET VALUE	498,119
SOH/AGL Deduction	0
ASSESSED VALUE	498,119
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	498,119
TOTAL JUST VALUE	498,119
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	498,119

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27496	MAINT/ALTR	60	11/24/2008
27497	MAINT/ALTR	770	11/24/2008
1038	MAINT/ALTR	50	10/14/2008
25633	MAINT/ALTR	45	03/20/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1275/1252	5/16/2014	WD	U	I	37	550,000
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

BAS= W37 S40 CAN= S8 E60 N8 W60$ E60 N29 BAS= N11 W23 S11 E23$ W23 N11$ PTR=N30 CAN= N44 W30 S44 E30$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 10,732

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	0.00	0.00	31,799.00	SF		1.00	1.00	1.13	11.00	12.38	393,513							

REVIEW DATE 03/18/2026 BY JB Total Acres: 0.73 Total Land Value: 393,513 Market: 0 Agricultural: 0 Common: 393,513 PRINTED 11/16/2026 BY SYS