

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

2026

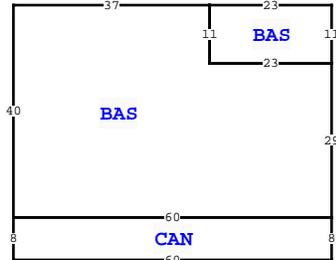
34-3S-16-02491-005



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 Floor	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

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	67.23	197,656	1989	1989	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	8,505
BAS	2,147	100		2,147	72,172
CAN	480	30		144	4,841
CAN	1,320	30		396	13,312
TOTALS	4,200			2,940	98,828

4008 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	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	

EXTRA FEATURES																
TOTAL OB/XF 10,732																

LAND DESCRIPTION																								
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	0.00	0.00	31,799.00	SF		1.00	1.00	1.13	10.00	11.25	357,739							

TOTAL OB/XF 10,732																
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		98,828	
TOTAL MARKET OB/XF VALUE		10,732	
TOTAL LAND VALUE - MARKET		357,739	
TOTAL MARKET VALUE		467,299	
SOH/AGL Deduction		0	
ASSESSED VALUE		467,299	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		467,299	
TOTAL JUST VALUE		467,299	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		461,111	

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																
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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\$.																