

COMM NE COR, RUN S 1534.50 FT TO
ALONG R/W 824.34 FT, S 814.31 FT
223.08 FT TO N R/W US-90, W 181.

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

2026

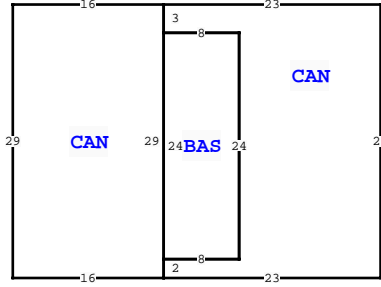
34-3S-17-06875-004


ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		4 100
Frame	03	MASONRY 100
Story Height		14 100
RMS		1 100
Stories	0	0 100
Units	0	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		
6400	04	881	68.1345	38.84	34,218	1987	1987	0	0	50.00	50.00		



Quality	05	05			
DOR CODE	2601 FUEL ISLAND/CANOPY				
MAP NUM	MKT AREA	06			
NEIGHBORHOOD/LOC	34317.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	192	100		192	3,729
CAN	464	30		139	2,700
CAN	475	30		142	2,758
CAN	1,360	30		408	7,924
TOTALS	2,491			881	17,109



2685 E US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	05/14/2026	MLU
XF DATE		LAND DATE		
INC DATE		AG DATE		

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
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,100	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	9,900	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			17,109
TOTAL MARKET OB/XF VALUE			12,000
TOTAL LAND VALUE - MARKET			27,000
TOTAL MARKET VALUE			56,109
SOH/AGL Deduction			0
ASSESSED VALUE			56,109
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			56,109
TOTAL JUST VALUE			56,109
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			53,506
PRMT:1:1: REPLACE EXISTING GAS CANOPY			
XFOB:5:1: 1-6000 GAL			
XFOB:4:1: 2-8000 GAL			
XFOB:3:1: 12,000 GAL			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
23526	REMODEL	120	08/23/2005

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: HUNTER G W INC						
GRANTEE: PREM ENTERPRISE USA						
0606/0661	10/01/1986	WD	Q	V		74,700
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS
 CAN= W23 CAN= W16 S29 E16 N29 \$ S3 BAS= S24 E8 N24 W8\$E8 S 24
 W8 S2 E23 N29\$ PTR= N20 CAN= W68 N20 E68 S20\$ S20\$.

LAND DESCRIPTION										TOTAL OB/XF														
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	2600	C	SRVC STATN	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	27,000.00	27,000.00	27,000							