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

2027

34-3S-17-06875-004

BUILDING CHARACTERISTICS

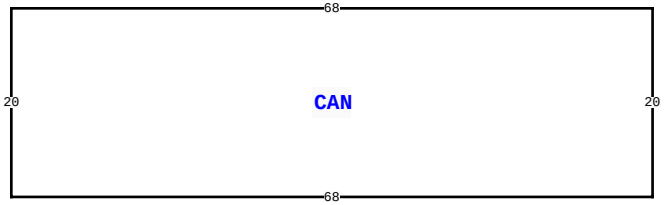
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		4 100
Frame	03	MASONRY 100
Story Height		14 100
RMS		1 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	2601	FUEL ISLAND/CANOPY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34317.00	1.00/

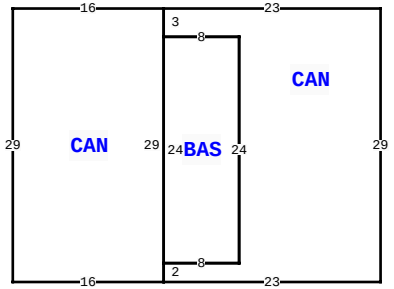
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	192	100		192	3,729
CAN	464	30		139	2,700
CAN	475	30		142	2,758
CAN	1,360	30		408	7,924
TOTALS	2,491			881	17,109

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	0	50.00	50.00

1 SERV STATN 0% - 2024 Heated Area: 192 HX Base Yr





2685 E US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	05/14/2026 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	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	56,109

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$.

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	1.00	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	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	1.00	AC		1.00	1.00	1.00	27,000.00	27,000.00	27,000							

REVIEW DATE 03/23/2026 BY JB Total Acres: 1.00 Total Land Value: 27,000 Market: 0 Agricultural: 0 Common: 27,000 PRINTED 11/16/2026 BY SYS