

COMM NW COR OF SW1/4 OF SW1/4, R
FOR POB, RUN NE 149.22 FT TO SW
ALONG R/W 746.03 FT, RUN NW ALON

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

2026

34-6S-16-04061-001


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																					
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																			
																						STANDARD																			
																				VALUATION BY												Tax Group: 4		Tax Dist:							
																				BUILDING MARKET VALUE														0							
																				TOTAL MARKET OB/XF VALUE														34,465							
																				TOTAL LAND VALUE - MARKET														44,104							
																				TOTAL MARKET VALUE														78,569							
																				SOH/AGL Deduction														0							
																				ASSESSED VALUE														78,569							
																				TOTAL EXEMPTION VALUE														0							
																				BASE TAXABLE VALUE														78,569							
																				TOTAL JUST VALUE														78,569							
																				NCON VALUE														0							
																				INCOME VALUE																					
																				PREVIOUS YEAR MKT VALUE														78,569							
																				LAND:1:1: DOR 1998																					
																				SALE:1:1: 4 DEEDS INVOLVED 848-1926 THRU 1932																					
																				PERMIT NUM		DESCRIPTION		AMT		ISSUED															
																				13641		COMMERCIAL		50		02/13/1998															
																				SALES DATA																					
																				OFF RECORD Number		DATE		TYPE INST		Q / V / I /		RSN CD		SALE PRICE											
																				1489/1291		5/01/2023		WD Q		Q I		05		5,496,000											
																				GRANTOR: G W HUNTER INC																					
																				GRANTEE: PREM ENTERPRISE USA																					
																				0848/1926		9/05/1997		WD Q		V				22,400											
																				GRANTOR: BARTHOLOMEW ESTATE																					
																				GRANTEE: G W HUNTER INC																					
																				BUILDING NOTES																					
																				BUILDING DIMENSIONS																					
TOTALS																																									
EXTRA FEATURES										7146 SW US HIGHWAY 27 , FORT WHITE																															
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	13,810.00	UT	1.50	1.50	100	1998	1998	3	100	20,715																									
2	0057	CAN-GAS IS	0	0	25	30	750.00	UT	15.00	15.00	100	1998	1998	3	100	11,250																									
3	0297	SHED CONCR	0	0	8	8	1.00	UT	0.00	0.00	100	1998	1998	3	100	2,500																									
TOTALS																				TOTAL OB/XF 34,465																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		A-1	0.00	0.00	65,340.00	SF		1.00	1.00	0.50	1.35	0.68	44,104																								
REVIEW DATE 06/23/2015 BY DF Total Acres: 1.50 Total Land Value: 44,104 Market: 0 Agricultural: 0 Common: 44,104 PRINTED 05/08/2026 BY SYS																																									