

BEG SE COR OF SW1/4, RUN N 1076.  
 FT FOR POB, RUN W 184.75 FT, S 1  
 E 184.75 FT, N 200 FT TO POB & A

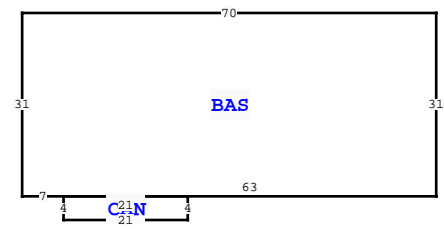
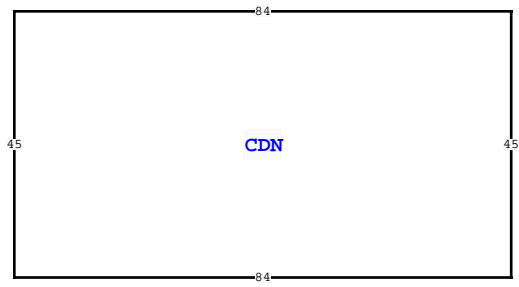
PREM ENTERPRISE USA, LLC  
 1404 W US HIGHWAY 90  
 LAKE CITY, FL 32055

**2026**

35-3S-16-02563-000  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	80
Exterior Wall	28	GLASS THRM	20
Roof Structure	09	RIDGE FRME	100
Roof Cover	04	BUILT-UP	100
Interior Wall	05	DRYWALL	100
Interior Floor	03	CONC FINSH	100
Ceiling	03	PART.FIN.	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures		6	100
Frame	03	MASONRY	100
Story Height		10	100
RMS		3	100
Stories	1.	1.	100
Units		0	100
Quality	07	07	
DOR CODE	1126	CONV STORE/GAS	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	35316.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,170	100	
CAN	84	30	
CDN	3,780	35	
TOTALS	6,034		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
4300	04	3,518	110.2018	83.75	294,632	2018	2018	0	0	5.00	95.00		
3 NBHD CONVE 0% - 2024 Heated Area: 2170 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY	Tax Group: 1	STANDARD
BUILDING MARKET VALUE	Tax Dist:	279,900
TOTAL MARKET OB/XF VALUE		39,076
TOTAL LAND VALUE - MARKET		653,683
TOTAL MARKET VALUE		972,659
SOH/AGL Deduction		0
ASSESSED VALUE		972,659
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		972,659
TOTAL JUST VALUE		972,659
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		952,168

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17-0907	COMMERCIAL	0	11/15/2017
17-0690	COMMERCIAL	0	07/26/2017
17-0063	DEMOLISH	0	07/20/2017
1255	MAINT/ALTR	278	04/14/2009
913	COMMERCIAL	264	02/25/1997

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: G W HUNTER INC						
GRANTEE: PREM ENTERPRISE USA						
0861/1913	6/30/1998	QC	Q	V	01	0
GRANTOR: FLORIDA D O T						
GRANTEE: G W HUNTER						

EXTRA FEATURES		3282 W US HIGHWAY 90 , LAKE CITY															
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	16,595.00	UT	2.00	2.00	100	2018	2018	3	100	33,190	
2	0164	CONC BIN	0	0	9	14	126.00	UT	11.00	11.00	100	2018	2018	3	100	1,386	
3	0253	LIGHTING	0	0	0	0	3.00	UT	1,500.00	1,500.00	100	2018	2018	3	100	4,500	

LAND DESCRIPTION		TOTAL OB/XF 39,076																						
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		00	0.00	0.00	28,176.00	SF		1.00	1.00	1.45	16.00	23.20	653,683							

REVIEW DATE		BY		Total Acres: 0.65		Total Land Value: 653,683		Market: 0		Agricultural: 0		Common: 653,683		PRINTED 06/19/2026 BY SYS	
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