

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

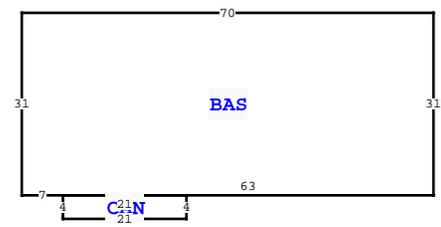
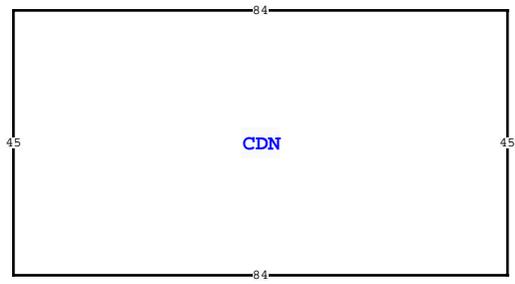
PREM ENTERPRISE USA, LLC  
 1404 W US HIGHWAY 90  
 LAKE CITY, FL 32055

**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    | 88.16          | 310,147        | 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 | 1        |
|---------------------------|--------------|-------------|----------|
| VALUATION SUMMARY         |              |             |          |
| VALUATION BY              | Tax Group: 1 | Tax Dist:   | STANDARD |
| BUILDING MARKET VALUE     |              |             | 294,640  |
| TOTAL MARKET OB/XF VALUE  |              |             | 39,076   |
| TOTAL LAND VALUE - MARKET |              |             | 633,960  |
| TOTAL MARKET VALUE        |              |             | 967,676  |
| SOH/AGL Deduction         |              |             | 0        |
| ASSESSED VALUE            |              |             | 967,676  |
| TOTAL EXEMPTION VALUE     |              |             | 0        |
| BASE TAXABLE VALUE        |              |             | 967,676  |
| TOTAL JUST VALUE          |              |             | 967,676  |
| 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 |            |             |         |   |   |           |    |          |                |           |         |             |   |        |                 |       |
|----------------|------------|-------------|---------|---|---|-----------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 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 | 16,595.00 | UT | 2.00     | 2.00           | 100       | 2018    | 2018        | 3 | 100    | 33,190          |       |
| 2              | 0164       | CONC BIN    | 0       | 0 | 9 | 14        | UT | 11.00    | 11.00          | 100       | 2018    | 2018        | 3 | 100    | 1,386           |       |
| 3              | 0253       | LIGHTING    | 0       | 0 | 0 | 3.00      | UT | 1,500.00 | 1,500.00       | 100       | 2018    | 2018        | 3 | 100    | 4,500           |       |

| TOTAL OB/XF      |          |     |                      |     |     |          |       |       |             |           |     |          |        | 39,076  |            |                |            |                             |      |         |      |     |    |        |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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   |     | 00       | 0.00  | 0.00  | 28,176.00   | SF        |     | 1.00     | 1.00   | 1.50    | 15.00      | 22.50          | 633,960    |                             |      |         |      |     |    |        |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS   |  |  |  |  |  |  |  |  |  |  |  |  |  |
|---|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W70 S31 E7 CAN= S4 E21 N4 W21\$ E63 N31\$ PTR= N30 CDN= N45 W84 S45 E84\$ S30\$. |  |  |  |  |  |  |  |  |  |  |  |  |  |