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

2027

35-3S-16-02563-000

BUILDING CHARACTERISTICS

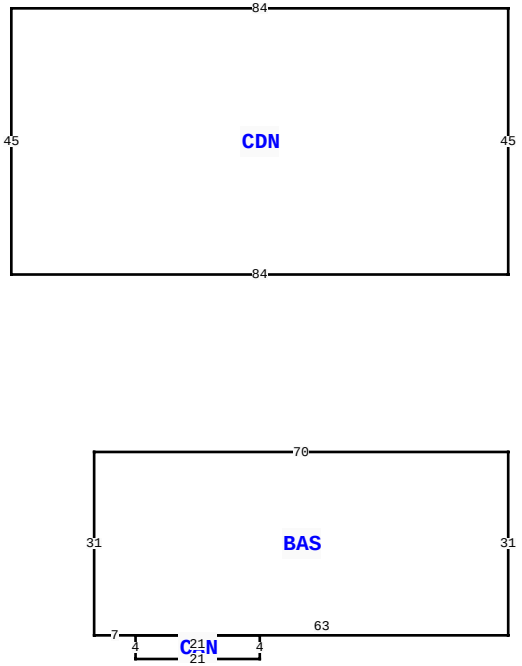
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	28	GLASS THRM 20
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,170	100		2,170	172,651
CAN	84	30		25	1,989
CDN	3,780	35		1,323	105,261
TOTALS	6,034			3,518	279,900

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	0	5.00	95.00

3 NBHD CONVE 0% - 2024 Heated Area: 2170 HX Base Yr



3282 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	05/11/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	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	972,659

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

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	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

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	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 03/19/2026 BY JB Total Acres: 0.65 Total Land Value: 653,683 Market: 0 Agricultural: 0 Common: 653,683 PRINTED 11/16/2026 BY SYS