

LOT 6 & THE W 41.20 FT OF LOT 7  
14, 15, 16 & 17, BLOCK C WESTWOOD  
EX RD R/W.

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

2026

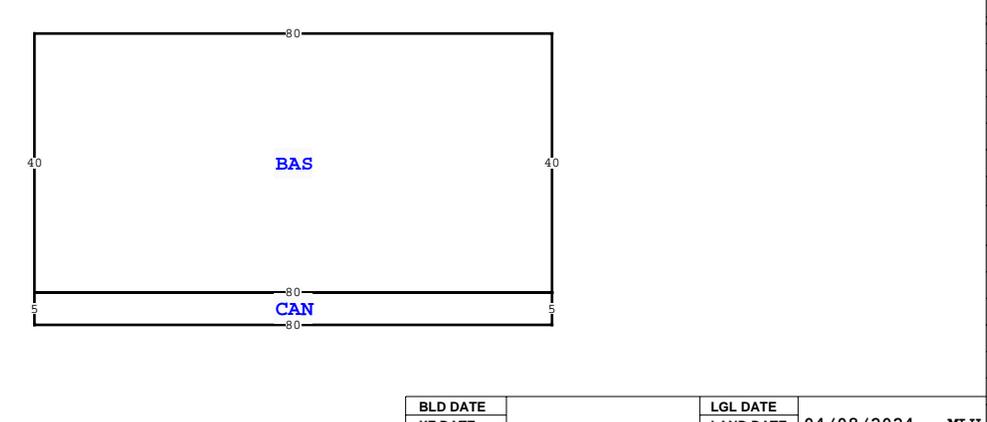
36-3S-16-02634-001

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		4 100
Frame	05	STEEL 100
Story Height		14 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
8200	06	3,665	100.8800	40.35	147,883	1989	1989	0	0	50.00	50.00		

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1			Tax Dist:
BUILDING MARKET VALUE			73,942
TOTAL MARKET OB/XF VALUE			16,654
TOTAL LAND VALUE - MARKET			425,250
TOTAL MARKET VALUE			515,846
SOH/AGL Deduction			0
ASSESSED VALUE			515,846
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			515,846
TOTAL JUST VALUE			515,846
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			510,311

Quality	05	05
DOR CODE	4800 WAREHOUSE/DISTRB	
MAP NUM	MKT AREA	06
NEIGHBORHOOD/LOC	36316.010 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	3,200	100
CAN	400	30
CAN	1,000	30
FST	64	70
TOTALS	4,664	
		3,665
		73,942



PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						
0801/0755	12/29/1994	WD	Q	I	03	177,200
GRANTOR: JOHN B HUNTER						
GRANTEE: G W HUNTER INC						

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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	7,704.00	7,704.00	80	0	0	3	80	6,163	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	9,841.00	9,841.00	80	0	0	3	80	7,873	
3	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,618	

1994 W US HIGHWAY 90 , LAKE CITY										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	04/08/2024
										INC DATE		AG DATE	MLU

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W80 S40 CAN= S5 E80 N5 W80\$ E80 N40\$ PTR=N30 CAN= N25 W40 S25 E40\$ S30\$ PTR= N30 E20 FST= N8 W8 S8 E8\$ S30 W20\$.									

LAND DESCRIPTION										TOTAL OB/XF														
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	4800	C	WAREHOUSE	0		CI	93.00	0.00	23,000.00	SF		1.00	1.00	1.00	15.00	15.00	345,000							
2	4800	C	WAREHOUSE	0		CI	0.00	0.00	21,400.00	SF		1.00	1.00	1.00	3.75	3.75	80,250							