LOT 6 & THE W 41.20 FT OF LOT 7
14, 15, 16 & 17, BLOCK C WESTWOO
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

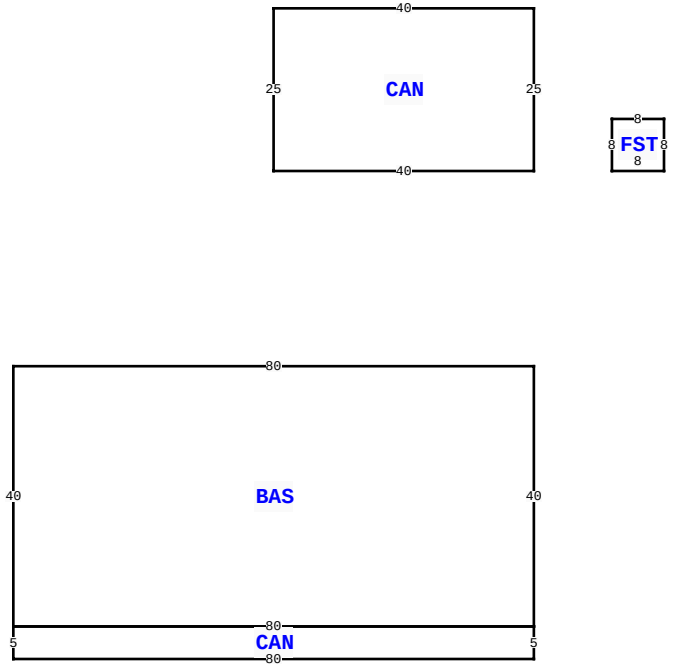
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		4 100
Frame	05	STEEL 100
Story Height		14 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	4800	WAREHOSE/DISTRB
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	36316.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,200	100		3,200	61,328
CAN	400	30		120	2,300
CAN	1,000	30		300	5,750
FST	64	70		45	863
TOTALS	4,664			3,665	70,240

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	38.33	140,479	1989	1989	0	0	0	50.00	50.00

1 WAREH DIST 0% - 2024 Heated Area: 3200 HX Base Yr



1994 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	70,240
TOTAL MARKET OB/XF VALUE	16,654
TOTAL LAND VALUE - MARKET	453,600
TOTAL MARKET VALUE	540,494
SOH/AGL Deduction	0
ASSESSED VALUE	540,494
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	540,494
TOTAL JUST VALUE	540,494
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	510,311

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						

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 16,654

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	4800	C	WAREHOUSE	0		CI	93.00	0.00	23,000.00	SF		1.00	1.00	1.00	16.00	16.00	368,000							
2	4800	C	WAREHOUSE	0		CI	0.00	0.00	21,400.00	SF		1.00	1.00	1.00	4.00	4.00	85,600							

REVIEW DATE 03/23/2026 BY JB Total Acres: 1.02 Total Land Value: 453,600 Market: 0 Agricultural: 0 Common: 453,600 PRINTED 06/19/2026 BY SYS