COMM AT INTER OF S R/W LINE OF S W R/W LINE OF US-41, RUN SW ALON FT FOR POB. CONT S ALONG R/W 99.

CGK PROPERTIES LLC
699 NW DOGWOOD TER
LAKE CITY, FL 32055

2027

05-4S-17-07675-007

BUILDING CHARACTERISTICS

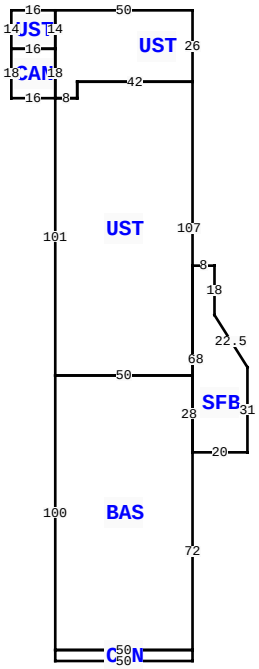
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1100	STORES/1 STORY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	5417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,000	100		5,000	133,000
CAN	200	30		60	1,596
CAN	288	30		86	2,288
SFB	1,030	80		824	21,919
UST	224	40		90	2,394
UST	1,348	40		539	14,338
UST	5,302	40		2,121	56,419
TOTALS	13,392			8,720	231,952

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3500	04	8,720	83.1204	53.20	463,904	1975	1975	0	0	0	50.00	50.00

1 STORE RETL 0% - 0 Heated Area: 6030 HX Base Yr



1420 SW MAIN BLVD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
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	6,250.00	6,250.00	50	0	0	3	50	3,125	
2	0166	CONC,PAVMT	0	0	0	0	232.00	UT	2.00	2.00	100	2003	2003	3	100	464	
3	0140	CLFENCE 6	0	0	0	0	6,500.00	UT	0.40	0.40	100	2003	2003	3	100	2,600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	231,952
TOTAL MARKET OB/XF VALUE	6,189
TOTAL LAND VALUE - MARKET	163,451
TOTAL MARKET VALUE	401,592
SOH/AGL Deduction	0
ASSESSED VALUE	401,592
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	401,592
TOTAL JUST VALUE	401,592
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	401,592

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15-0555	REMODEL	0	07/16/2015
071	ADDN COMM	26,000	11/03/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1284/2338	11/14/2014	WD	U	I	38	200,000
GRANTOR: A C & MERLE MILTON &						
GRANTEE: CGK PROPERTIES LLC						
0791/0213	5/27/1994	WD	Q	I	03	1,000
GRANTOR: A C & MERLE MILTON						
GRANTEE: SUNSHINE TRUE VALUE						

BUILDING NOTES

BUILDING DIMENSIONS

UST= N26 W50 UST= W16 S14 E16 N14$ S14 CAN= W16 S18 E16 N18$ S18 E8 N6 E42$ UST= W42 S6 W8 S101 BAS= S100 CAN= S4 E50 N4 W50$ E50 N72 SFB= E20 N31 U19 L12 N18 W8 S68$ N28 W50$ E50 N107$.

LAND DESCRIPTION

TOTAL OB/XF 6,189

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	1100	C	STORE 1FLR	0		CG	100.00	250.00	25,500.00	SF		1.00	1.00	0.90	5.50	4.95	126,225							
2	1100	C	STORE 1FLR	0		00	0.00	0.00	37,025.00	SF		1.00	1.00	0.50	2.00	1.00	37,025							
3	9600	C	WASTELAND	0		00	0.00	0.00	1.15	AC		1.00	1.00	1.00	175.00	175.00	201							

REVIEW DATE 09/28/2016 BY DF Total Acres: 2.58 Total Land Value: 163,451 Market: 0 Agricultural: 0 Common: 163,451 PRINTED 11/17/2026 BY SYS