

COMM SW COR OF NW1/4, RUN E 30.2  
 FT FOR POB, CONT N 202.35 FT, E  
 404.41 FT, W 869.77 FT, N 201.84

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

**2026**

34-4S-16-03272-000  


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				<b>VALUATION BY</b> Tax Group: 3 Tax Dist: <b>BUILDING MARKET VALUE</b> <b>TOTAL MARKET OB/XF VALUE</b> <b>TOTAL LAND VALUE - MARKET</b> <b>TOTAL MARKET VALUE</b> SOH/AGL Deduction <b>ASSESSED VALUE</b> <b>TOTAL EXEMPTION VALUE</b> <b>BASE TAXABLE VALUE</b> <b>TOTAL JUST VALUE</b> NCON VALUE <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b>											
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b> 12263      M H      125      03/11/1997											
																				<b>SALES DATA</b> OFF RECORD      DATE      TYPE      Q      V      RSN      SALE Number      INST      U      I      CD      PRICE 1550/1647      9/30/2025      WD      Q      I      05      270,000 GRANTOR: PEELER HUNTER J GRANTEE: CGK PROPERTIES LLC 1524/1546      9/26/2024      WD      Q      I      01      107,000 GRANTOR: THOMAS DANIEL GRANTEE: PEELER HUNTER J											
DOR CODE 0700 MISC IMPROVED										BLD DATE										LGL DATE											
MAP NUM      MKT AREA      01										XF DATE										LAND DATE											
NEIGHBORHOOD/LOC 34416.00      1.00/										INC DATE										AG DATE											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE															05/04/2026      MLU											
<b>TOTALS</b>																															
<b>EXTRA FEATURES</b>																															
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	9945	Well/Sept	0 0	0 0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																	
<b>LAND DESCRIPTION</b>										<b>TOTAL OB/XF</b>										7,000											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	0000	C	VAC RES	0					9.26	AC		1.00	1.00	1.00	9,500.00	9,500.00	87,970														
<b>REVIEW DATE</b> 01/16/2026 <b>BY</b> TP    Total Acres: 9.26    Total Land Value: 87,970    Market: 0    Agricultural: 0    Common: 87,970 <b>PRINTED 06/08/2026 BY SYS</b>																															