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

2027

34-4S-16-03272-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	34416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	87,970
TOTAL MARKET VALUE	9,593
SOH/AGL Deduction	0
ASSESSED VALUE	9,593
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	9,593
TOTAL JUST VALUE	94,970
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	94,970

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12263	M H	125	03/11/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE 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						

BUILDING NOTES

BUILDING DIMENSIONS

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	6200	A	PASTURE 3	0					9.26	AC		1.00	1.00	1.00	280.00	280.00	2,593							
2	9910	M	MKT.VAL.AG	0					9.26	AC		1.00	1.00	1.00	9,500.00	9,500.00	87,970							

REVIEW DATE 01/16/2026 BY TP Total Acres: 9.26 Total Land Value: 2,593 Market: 87,970 Agricultural: 2,593 Common: 0 PRINTED 11/17/2026 BY SYS