

COMM SW COR OF NW1/4, RUN E 30.2 MAULDIN RD, RUN N 1791.69 FT FOR 336.49 FT, E 1308.43 FT, S 336.6

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

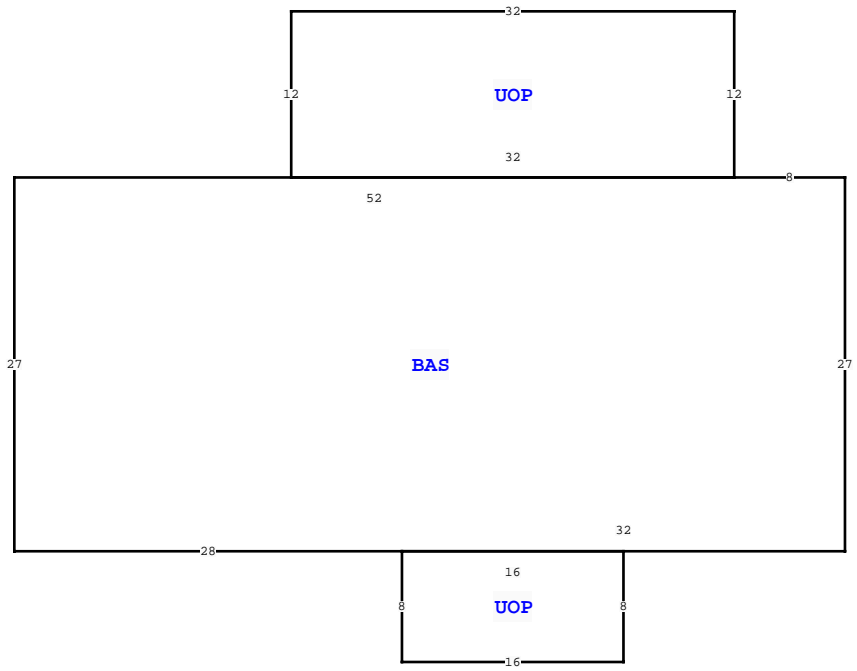
2026

34-4S-16-03272-009



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	08	SHT VINYL	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	04	04	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	34416.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,620	100	
UOP	128	25	
UOP	384	25	
TOTALS	2,132		1,748
EXTRA FEATURES		46,630	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MOBILE HME	0%	- 2026									
				Heated Area: 1620				HX Base Yr				



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			46,630	
TOTAL MARKET OB/XF VALUE			7,000	
TOTAL LAND VALUE - MARKET			95,950	
TOTAL MARKET VALUE			149,580	
SOH/AGL Deduction			0	
ASSESSED VALUE			149,580	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			149,580	
TOTAL JUST VALUE			149,580	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			144,530	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049000	Electrical Servic	0	01/11/2024

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						
1524/1462	9/26/2024	WD	Q	I	01	160,000
GRANTOR: THOMAS DANIEL						
GRANTEE: PEELER HUNTER J						

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W8 UOP= N12 W32 S12 E32\$ W52 S27 E28 UOP= S8E16 N8 W16\$ E32 N27\$.	

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

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	0200	C	MBL HM	0		A-1	0.00	0.00	10.10	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,950							