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

2027

34-4S-16-03272-009

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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 5000 IMPROVED AG

MAP NUM | MKT AREA 01

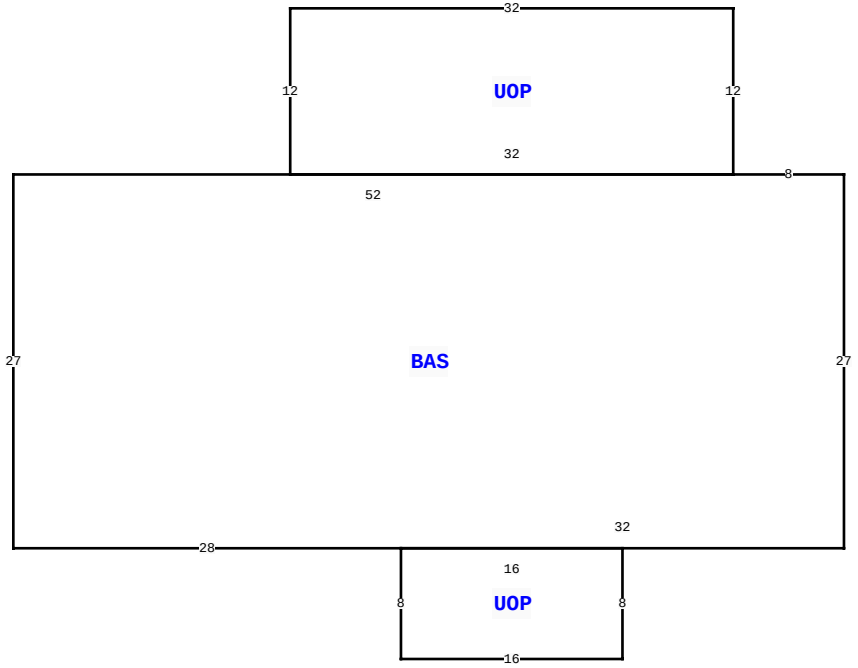
NEIGHBORHOOD/LOC 34416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	43,215
UOP	128	25		32	854
UOP	384	25		96	2,561
TOTALS	2,132			1,748	46,630

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,748	111.1500	66.69	116,574	1991	1991	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2026 Heated Area: 1620 HX Base Yr



215 SW MAULDIN AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

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	65,653
SOH/AGL Deduction	0
ASSESSED VALUE	65,653
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	65,653
TOTAL JUST VALUE	149,580
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	149,580

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

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	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
2	6200	A	PASTURE 3	0					9.01	AC		1.00	1.00	1.00	280.00	280.00	2,523							
3	9910	M	MKT.VAL.AG	0					9.10	AC		1.00	1.00	1.00	9,500.00	9,500.00	86,450							

REVIEW DATE 01/16/2026 BY TP Total Acres: 10.01 Total Land Value: 12,023 Market: 86,450 Agricultural: 2,523 Common: 9,500 PRINTED 11/17/2026 BY SYS