

LOT 2 OAK MEADOW PLANTATION  
UNIT 4. WD 1081-2547, WD 1346-1244,

LIVINGSTON LINDA F/LIVINGSTON CHARLES I  
4342 NW CADEN GLN  
LAKE CITY, FL 32055

2026

34-3S-16-02462-402



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 19 | COMMON BRK 100 |
| Roof Structur            | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 80      |
| Interior Floo            | 12 | HARDWOOD 20    |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 4 100          |
| Bathrooms                |    | 3 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Architectual             | 05 | CONV 100       |
| Units                    |    | 0 100          |

|                  |                    |       |
|------------------|--------------------|-------|
| Quality          | 06                 | 06    |
| DOR CODE         | 0100 SINGLE FAMILY |       |
| MAP NUM          | MKT AREA           | 06    |
| NEIGHBORHOOD/LOC | 34316.070          | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 2,708            | 100         |      | 2,708        | 335,557              |
| FGR       | 573              | 55          |      | 315          | 39,033               |
| FOP       | 52               | 30          |      | 16           | 1,983                |
| FSP       | 487              | 40          |      | 195          | 24,163               |
| TOTALS    | 3,820            |             |      | 3,234        | 400,735              |

| EXTRA FEATURES |            |             |         |     |   |          |    |          |                |
|----------------|------------|-------------|---------|-----|---|----------|----|----------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L   | W | UNITS    | UT | Adj R    | ADJ UNIT PRICE |
| 1              | 0190       | FPLC PF     | 0       | 100 | 0 | 1.00     | UT | 1,200.00 | 1,200.00       |
| 2              | 0166       | CONC, PAVMT | 0       | 100 | 0 | 1,484.00 | UT | 2.00     | 2.00           |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 0100     | C   | SFR                  | 100 |     | RSF-1    | 0.00  | 0.00  | 1.00        |

| MARKET ADJUSTMENTS                                         |     |           |             |                |                |      |      |      |      |
|------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|
| TYPE                                                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |
| 0100                                                       | 01  | 3,234     | 118.9608    | 133.24         | 430,898        | 2018 | 2018 | 0    | 0    |
| 1 SINGLE FAM 100% - 2019 Heated Area: 2708 HX Base Yr 2019 |     |           |             |                |                |      |      |      |      |
|                                                            |     |           |             |                |                |      |      |      |      |
| 4342 NW CADEN GLN, LAKE CITY                               |     |           |             |                |                |      |      |      |      |

| TOTAL OB/XF |            |             |         |     |   |          |    |          |                |
|-------------|------------|-------------|---------|-----|---|----------|----|----------|----------------|
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| COLUMBIA COUNTY PROPERTY  |  |           |   |
|---------------------------|--|-----------|---|
| PAGE 1 of 1               |  |           | 1 |
| VALUATION SUMMARY         |  |           |   |
| VALUATION BY              |  | STANDARD  |   |
| Tax Group: 1              |  | Tax Dist: |   |
| BUILDING MARKET VALUE     |  | 400,735   |   |
| TOTAL MARKET OB/XF VALUE  |  | 4,168     |   |
| TOTAL LAND VALUE - MARKET |  | 35,000    |   |
| TOTAL MARKET VALUE        |  | 439,903   |   |
| SOH/AGL Deduction         |  | 169,529   |   |
| ASSESSED VALUE            |  | 270,374   |   |
| TOTAL EXEMPTION VALUE     |  | 270,374   |   |
| BASE TAXABLE VALUE        |  | 0         |   |
| TOTAL JUST VALUE          |  | 439,903   |   |
| NCON VALUE                |  | 0         |   |
| INCOME VALUE              |  |           |   |
| PREVIOUS YEAR MKT VALUE   |  | 444,212   |   |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 884        | SFR         | 0   | 11/02/2017 |

| SALES DATA                     |            |           |       |        |            |
|--------------------------------|------------|-----------|-------|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q / V | RSN CD | SALE PRICE |
| 1346/1244                      | 10/20/2017 | WD Q      | V     | 01     | 28,300     |
| GRANTOR: ERKINGER HOME BUILDER |            |           |       |        |            |
| GRANTEE: LINDA F & CHARLES I   |            |           |       |        |            |
| 1081/2547                      | 4/11/2006  | WD Q      | V     |        | 42,500     |
| GRANTOR: DANIEL CRAPPS & RICHA |            |           |       |        |            |
| GRANTEE: ERKINGER HOME BUILD   |            |           |       |        |            |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                     |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS= W19 FSP= W7 S7 D6 L6 W26 S7 D5 R5 E7 S2 E15 R6 U6 U2 L2 N5 R4 U4 E4 N10\$ S10 W4 D4 L4 S5 R2 D2 D6 L6 W15 N2 W7 L5 U5 W10 S42 E3 R2 D3 E5 U3 R2 E3 N6 E9 FOP= S4 E10 N4 W2 N2 W6 S2 W2\$ E2 N2 E6 S2 E13 FGR= S19 E7 R2 D3 E5 U3 R2 E7 N24 W23 S5\$ N5 E23 N51\$ . |  |  |  |  |  |  |  |  |  |