

LOT 3 OAK MEADOW PLANTATION UNIT
WD 1082-682, WD 1189-1866, 1229-

SALAZAR WILLIAM J/SALAZAR NATALIE S
4354 NW CADEN GLN
LAKE CITY, FL 32055-8831

2026

34-3S-16-02462-403



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	21	STONE 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100

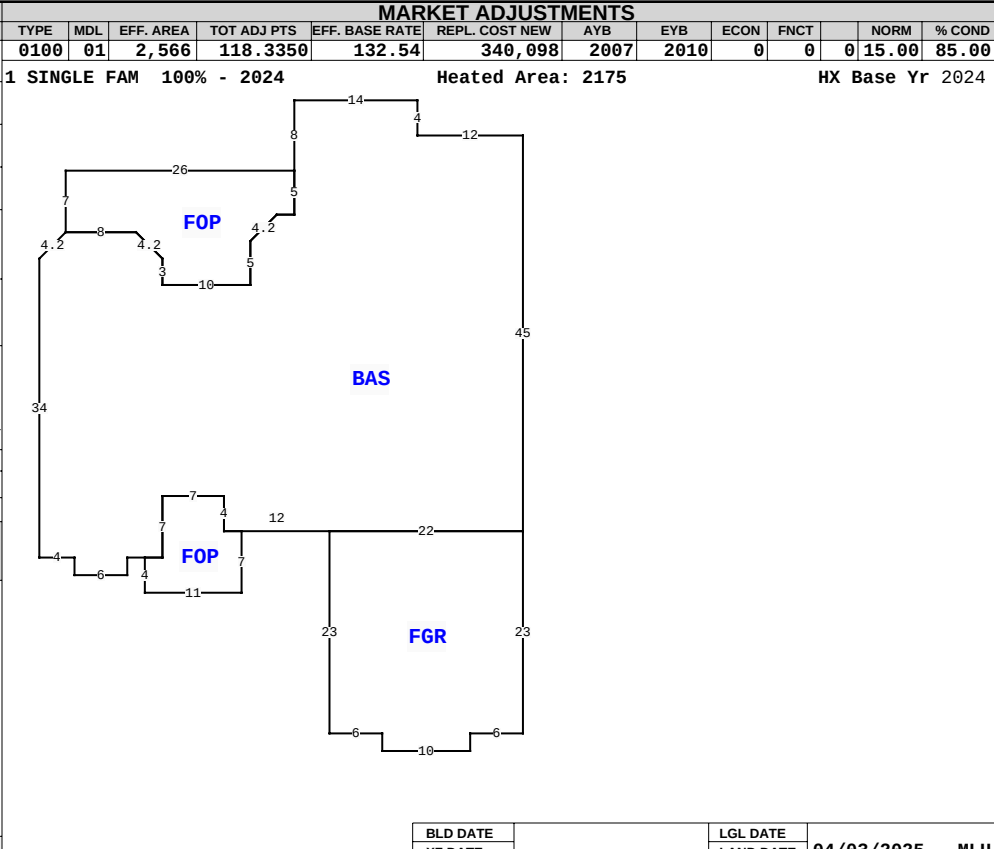
Quality	06	06
DOR CODE	0100	SINGLE FAMILY

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	2,175	100		2,175	245,034
FGR	526	55		289	32,558
FOP	99	30		30	3,380
FOP	241	30		72	8,112
TOTALS	3,041			2,566	289,083

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00
2	0166	CONC, PAVMT	0 100	0	0	2,376.00	UT	3.00	3.00

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



4354 NW CADEN GLN, LAKE CITY	BLD DATE	LGL DATE	04/03/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	1
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 1		Tax Dist:			
BUILDING MARKET VALUE		289,083			
TOTAL MARKET OB/XF VALUE		9,128			
TOTAL LAND VALUE - MARKET		35,000			
TOTAL MARKET VALUE		333,211			
SOH/AGL Deduction		46,217			
ASSESSED VALUE		286,994			
TOTAL EXEMPTION VALUE		55,722			
BASE TAXABLE VALUE		231,272			
TOTAL JUST VALUE		333,211			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		336,612			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048001	Roof Replacement	21,920	08/25/2023
39	SFR	50	09/05/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1501/2373	10/24/2023	WD	Q	I	01
GRANTOR: STADLER RICHARD E					
GRANTEE: SALAZAR WILLIAM J					
1229/2133	2/10/2012	WD	Q	I	01
GRANTOR: CRAIG & VALERIE HOWAR					
GRANTEE: RICHARD E & DALE AN					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W12 N4 W14 S8 FOP= W26 S7 E8 D3 R3 S3 E10 N5 R3 U3 E2 N5\$ S5 W2 D3 L3 S5 W10 N3 L3 U3 W8 D3 L3 S34 E4 S2 E6 N2 E2 FOP= S4 E11 N7 W2 N4 W7 S7 W2\$ E2 N7 E7 S4 E12 FGR= S23 E6 S2 E10 N2 E6 N23 W22\$ E22 N45\$.									