LOT 5 OAK MEADOW PLANTATION UNIT
WD 1082-682, CT 1218-2320, CT 12

POOLE KATHRYN CAROL
4365 NW CADEN GLN
LAKE CITY, FL 32055

2026

34-3S-16-02462-405

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06

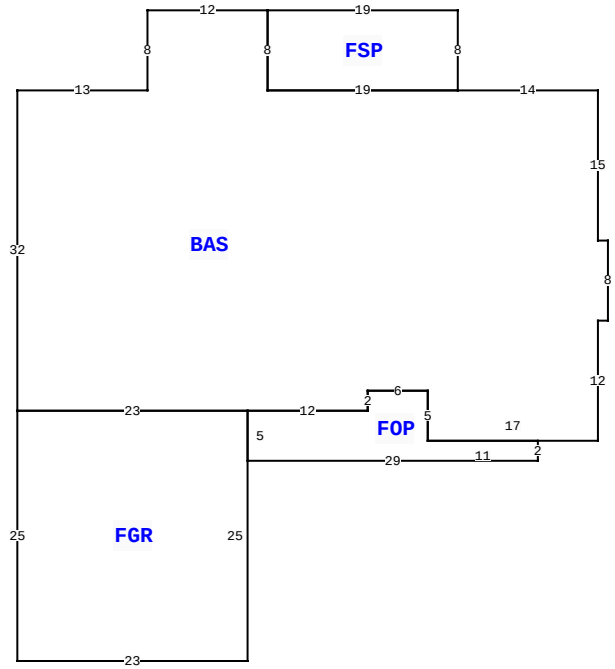
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 34316.070 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,999	100		1,999	247,521
FGR	575	55		316	39,128
FOP	124	30		37	4,582
FSP	152	40		61	7,553
TOTALS	2,850			2,413	298,785

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,413	120.1662	134.59	324,766	2017	2017	0	0	0	8.00	92.00

1 SINGLE FAM 100% - 2023 Heated Area: 1999 HX Base Yr 2023



4365 NW CADEN GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		298,785
TOTAL MARKET OB/XF VALUE		7,608
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		341,393
SOH/AGL Deduction		92,983
ASSESSED VALUE		248,410
TOTAL EXEMPTION VALUE	HX HB WX SX	105,722
BASE TAXABLE VALUE		142,688
TOTAL JUST VALUE		341,393
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		344,940

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045362	Electrical Servic	0	09/02/2022
137	SFR	0	02/21/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1472/16	7/27/2022	LE	U	I	14	100
GRANTOR: POOLE KATHRYN CAROL (						
GRANTEE: PORTER THOMAS D (RM						
1471/2798	7/08/2022	WD	Q	I	01	365,000
GRANTOR: RODRIGUEZ BRIAN W						
GRANTEE: POOLE KATHRYN CAROL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W14 W19 N8 W12 S8 W13 S32 E23 E12 N2 E6 S5 E17 N12 E1 N8 W1 N15 $
FGR=[ORIG=-58,32] S25 E23 N25 W23 $
FSP=[ORIG=-14,0] N8 W19 S8 E19 $
FOP=[ORIG=-35,32] S5 E29 N2 W11 N5 W6 S2 W12 $
.

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	0166	CONC,PAVMT	0	100	0	0	1,404.00	UT	2.00	2.00	100	2017	2017	3	100	2,808	
2	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	

LAND DESCRIPTION

TOTAL OB/XF 7,608

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	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 05/31/2023 BY JB Total Acres: 0.54 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 09/30/2025 BY SYS