LOT 6 OAK MEADOW PLANTATION
UNIT 4. WD 1082-682, CT 1218-2320, CT 1220-25, WD 1262-762,

PERRY SHELLEY R
4357 NW CADEN GLN
LAKE CITY, FL 32055-8827

2026

34-3S-16-02462-406

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	12	HARDWOOD 80
Interior Floo	14	CARPET 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

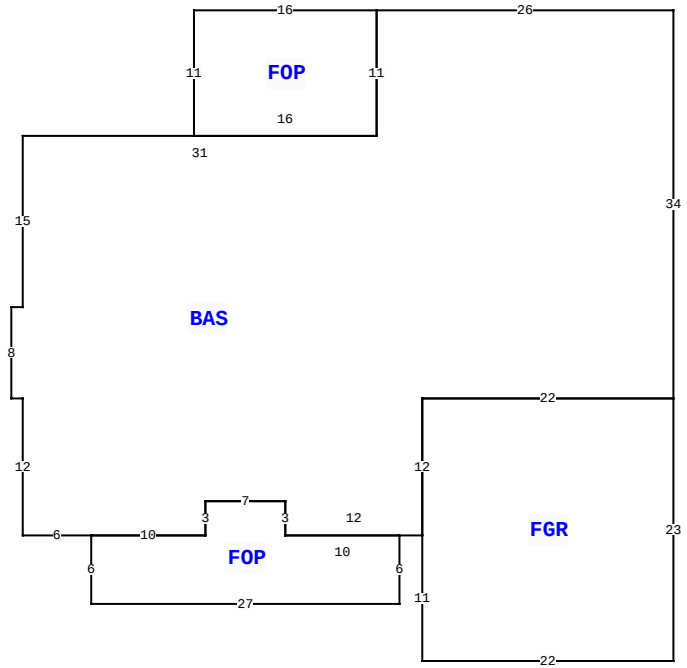
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 34316.070 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,004	100		2,004	245,136
FGR	506	55		278	34,006
FOP	176	30		53	6,483
FOP	183	30		55	6,728
TOTALS	2,869			2,390	292,352

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,390	118.7109	132.96	317,774	2017	2017	0	0	0	8.00	92.00

1 SINGLE FAM 100% - 2018 Heated Area: 2004 HX Base Yr 2018



4357 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		292,352
TOTAL MARKET OB/XF VALUE		3,420
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		330,772
SOH/AGL Deduction		105,379
ASSESSED VALUE		225,393
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		174,671
TOTAL JUST VALUE		330,772
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		333,950

PERMIT NUM	DESCRIPTION	AMT	ISSUED
507	SFR	0	06/20/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1333/1587	3/28/2017	WD	Q	I	01	259,900
GRANTOR: AARON SIMQUE AS TRUST						
GRANTEE: SHELLEY R PERRY						
1317/1003	6/10/2016	WD	U	V	30	25,000
GRANTOR: CHARLIE SPARKS AS TRU						
GRANTEE: AARON SIMQUE AS TRU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 FOP= W16 S11 E16 N11$ S11 W31 S15 W1 S8 E1 S12 E6 FOP= S6 E27 N6 W10 N3 W7 S3 W10$ E10 N3 E7 S3 E12 FGR= S11 E22 N23 W22 S12$ N12 E22 N34$.

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	1,710.00	UT	2.00	2.00	100	2017	2017	3	100	3,420	

LAND DESCRIPTION

TOTAL OB/XF 3,420

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: 0.52 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2025 BY SYS