LOT 7 OAK MEADOW PLANTATION
UNIT 4.

THRASHER AUSTIN/THRASHER BRITNEY
4341 NW CADEN GLN
LAKE CITY, FL 32055-8823

2026

34-3S-16-02462-407

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	08	SHT VINYL 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

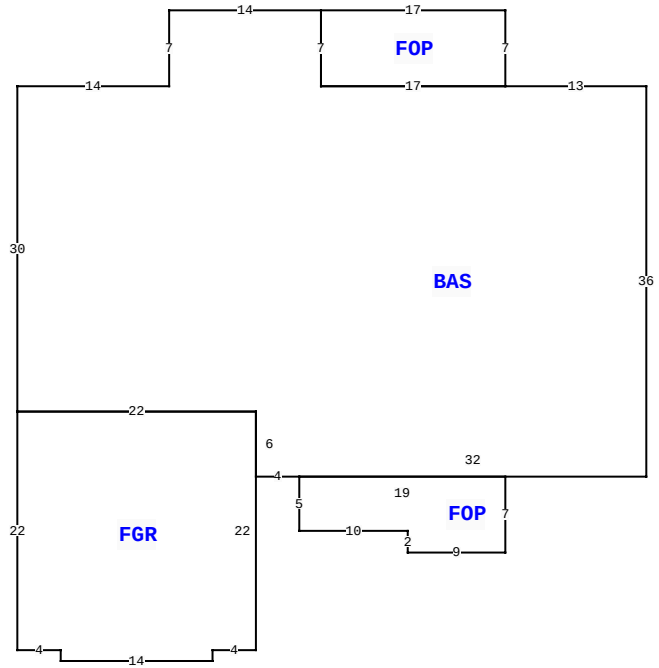
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 34316.070 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,054	100		2,054	242,199
FGR	498	55		274	32,309
FOP	113	30		34	4,009
FOP	119	30		36	4,245
TOTALS	2,784			2,398	282,763

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,398	118.2951	132.49	317,711	2014	2014	0	0	0	11.00	89.00

1 SINGLE FAM 100% - 2019 Heated Area: 2054 HX Base Yr 2019



4341 NW CADEN GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
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		282,763
TOTAL MARKET OB/XF VALUE		3,392
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		321,155
SOH/AGL Deduction		86,354
ASSESSED VALUE		234,801
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		184,079
TOTAL JUST VALUE		321,155
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		324,332

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22	SFR	50	02/04/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1361/0599	5/25/2018	WD	Q	I	01	259,900
GRANTOR: ALBERT R & GLADYS D B						
GRANTEE: AUSTIN & BRITNEY TH						
1295/1177	5/29/2015	TR	Q	I	01	222,500
GRANTOR: AARON SIMQUE AS TRUST						
GRANTEE: ALBERT R & GLADYS D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FOP= N7 W17 S7 E17$ W17 N7 W14 S7 W14 S30 FGR= S22 E4 S1 E14 N1 E4 N22 W22$ E22 S6 E4 FOP= S5 E10 S2 E9 N7 W19$ E32 N36$.

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	1,296.00	UT	2.00	2.00	100	2014	2014	3	100	2,592	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 3,392

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