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

2027

34-3S-16-02462-402

BUILDING CHARACTERISTICS

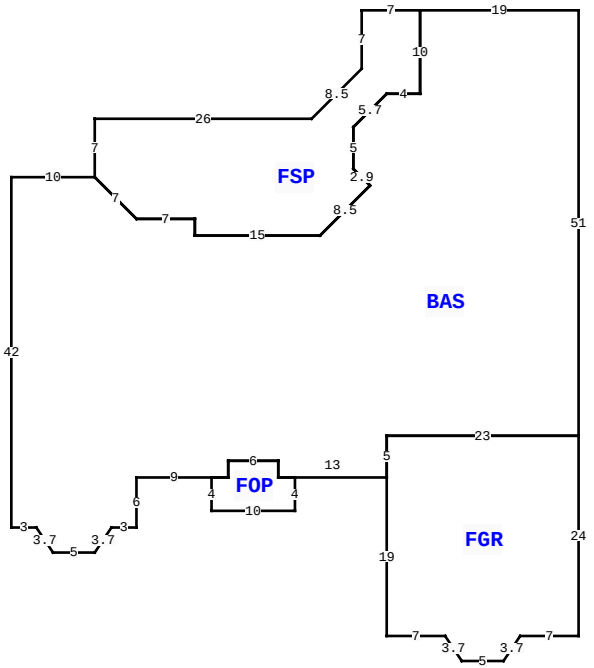
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	329,563
FGR	573	55		315	38,336
FOP	52	30		16	1,947
FSP	487	40		195	23,732
TOTALS	3,820			3,234	393,577

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,234	118.9608	130.86	423,201	2018	2018	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2019 Heated Area: 2708 HX Base Yr 2019



4342 NW CADEN GLN, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	393,577
TOTAL MARKET OB/XF VALUE	4,168
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	432,745
SOH/AGL Deduction	155,071
ASSESSED VALUE	277,674
TOTAL EXEMPTION VALUE	HX HB 13 277,674
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	432,745
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	439,903

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

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	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$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2018	2018	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,484.00	UT	2.00	2.00	100	2018	2018	3	100	2,968	

LAND DESCRIPTION

TOTAL OB/XF 4,168

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 11/17/2026 BY SYS