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

2027

34-3S-16-02462-403

BUILDING CHARACTERISTICS

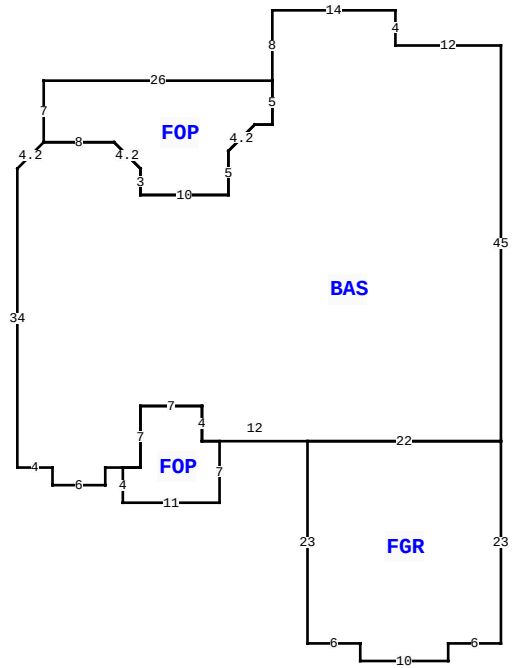
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	21	STONE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	240,652
FGR	526	55		289	31,976
FOP	99	30		30	3,319
FOP	241	30		72	7,966
TOTALS	3,041			2,566	283,914

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,566	118.3350	130.17	334,016	2007	2010	0	0	0	15.00	85.00

1 SINGLE FAM 100% - 2024 Heated Area: 2175 HX Base Yr 2024



4354 NW CADEN GLN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	283,914
TOTAL MARKET OB/XF VALUE	9,128
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	328,042
SOH/AGL Deduction	33,299
ASSESSED VALUE	294,743
TOTAL EXEMPTION VALUE	HX HB VX 56,411
BASE TAXABLE VALUE	238,332
TOTAL JUST VALUE	328,042
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	333,211

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	SALE PRICE
1501/2373	10/24/2023	WD	Q	I	01	385,000
GRANTOR: STADLER RICHARD E						
GRANTEE: SALAZAR WILLIAM J						
1229/2133	2/10/2012	WD	Q	I	01	195,000
GRANTOR: CRAIG & VALERIE HOWAR						
GRANTEE: RICHARD E & DALE AN						

BUILDING NOTES

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$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	2,376.00	UT	3.00	3.00	100	2007	2007	3	100	7,128	

LAND DESCRIPTION

TOTAL OB/XF 9,128

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 11/02/2023 BY ME Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS