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

**2027**

**34-3S-16-02462-405**

## BUILDING CHARACTERISTICS

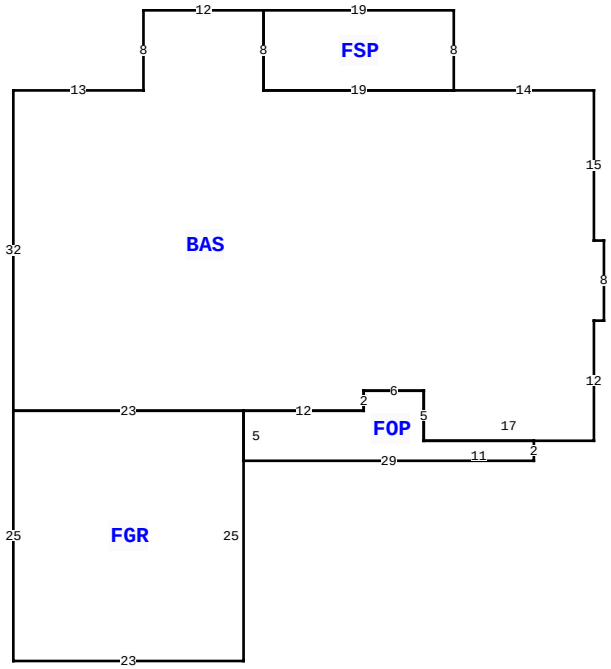
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 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 | 243,090 |
| FGR | 575 | 55 | | 316 | 38,427 |
| FOP | 124 | 30 | | 37 | 4,500 |
| FSP | 152 | 40 | | 61 | 7,418 |
| TOTALS | 2,850 | | | 2,413 | 293,434 |

## 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 | 132.18 | 318,950 | 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 | 04/14/2026 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 | 293,434 |
| TOTAL MARKET OB/XF VALUE | 7,608 |
| TOTAL LAND VALUE - MARKET | 35,000 |
| TOTAL MARKET VALUE | 336,042 |
| SOH/AGL Deduction | 80,924 |
| ASSESSED VALUE | 255,118 |
| TOTAL EXEMPTION VALUE | HX HB WX SX 106,411 |
| BASE TAXABLE VALUE | 148,707 |
| TOTAL JUST VALUE | 336,042 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 341,393 |

| 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 11/17/2026 BY SYS