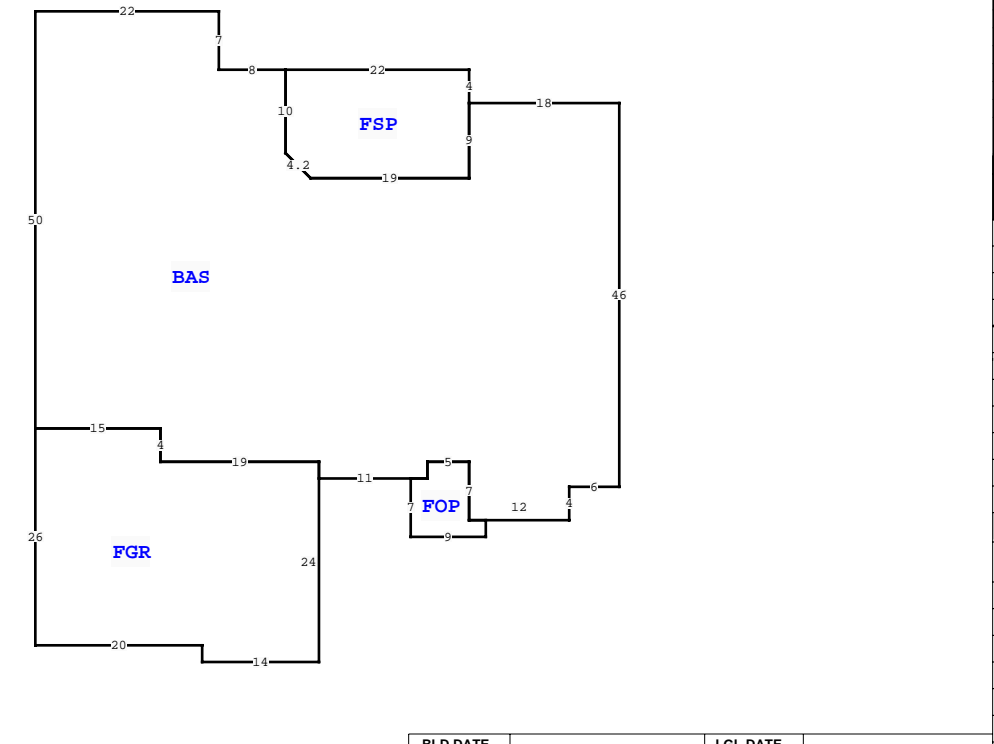


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	3,751	106.0200	118.74	445,394	2014	2014	0	0	0	11.00	89.00		
1 SINGLE FAM 100% - 2024 Heated Area: 3159 HX Base Yr 2024														



Quality	05	05			
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	3,159	100		3,159	333,839
FGR	836	55		460	48,612
FOP	63	30		19	2,008
FSP	282	40		113	11,942
TOTALS	4,340			3,751	396,401

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			396,401
TOTAL MARKET OB/XF VALUE			6,710
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			438,111
SOH/AGL Deduction			0
ASSESSED VALUE			438,111
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			386,700
TOTAL JUST VALUE			438,111
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			442,565

PERMIT NUM	DESCRIPTION	AMT	ISSUED
276	SFR	1,480	07/22/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1482/1627	1/09/2023	WD Q	Q	I	01	475,000
GRANTOR: DAHLGREN DON						
GRANTEE: SHALIT DAN YAIR						
1235/1071	5/23/2012	WD U	V	12		15,500
GRANTOR: FIRST FEDERAL BANK OF						
GRANTEE: DON & KERRI DAHLGRE						

EXTRA FEATURES																
L N	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	0		2.00	100	2014	2014	3	100	3,210	
2	0169	FENCE/WOOD	0	100	0	0	0		0.00	100	2017	2017	3	100	3,500	

4315 NW CADEN GLN, LAKE CITY										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	04/14/2026
										INC DATE		AG DATE	MLU

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W22 S50 FGR= S26 E20 S2 E14 N24 W19 N4 W15\$ E15 S4 E19 S2 E11 FOP= S7 E9 N2 W2 N7 W5 S2 W2\$ E2 N2 E5 S7 E12 N4 E6 N46 W18 FSP= N4 W22 S10 D3 R3 E19 N9\$ S9 W19 L3 U3 N10 W8 N7\$.													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							