LOT 8 OAK MEADOW PLANTATION UNIT
WD 1082-682, CT 1218-2320, AMEND

SHALIT DAN YAIR
4315 NW CADEN GLN
LAKE CITY, FL 32055-8823

2027

34-3S-16-02462-408

BUILDING CHARACTERISTICS

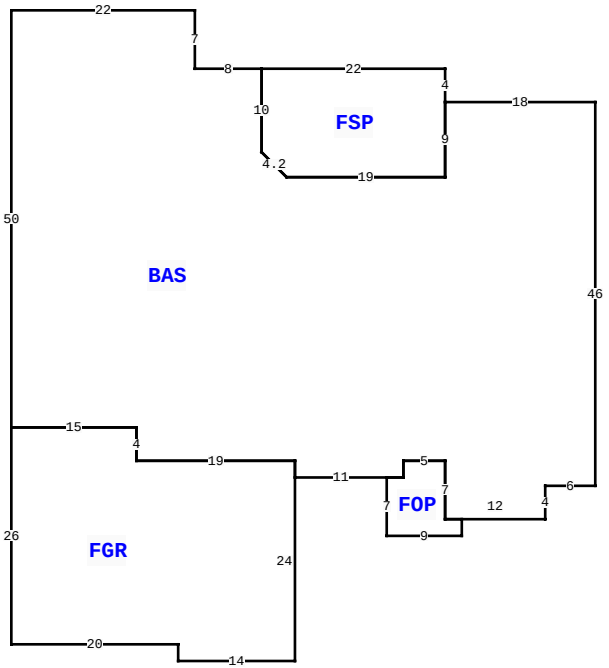
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	327,879
FGR	836	55		460	47,744
FOP	63	30		19	1,972
FSP	282	40		113	11,728
TOTALS	4,340			3,751	389,323

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	116.62	437,442	2014	2014	0	0	0	11.00	89.00

1 SINGLE FAM 100% - 2024 Heated Area: 3159 HX Base Yr 2024



4315 NW CADEN GLN, LAKE CITY

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

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	1,605.00	UT	2.00	2.00	100	2014	2014	3	100	3,210	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	3,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		389,323
TOTAL MARKET OB/XF VALUE		6,710
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		431,033
SOH/AGL Deduction		0
ASSESSED VALUE		431,033
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		379,622
TOTAL JUST VALUE		431,033
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		438,111

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	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						

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 6,710

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