

PATEL HEMANT/PATEL HINABEN
3430 N HIGHWAY 441
LAKE CITY, FL 32055

2026



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1				2
ELEMENT		CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY															
																			VALUATION BY					STANDARD										
																			Tax Group: 2					Tax Dist:										
																			BUILDING MARKET VALUE					0										
																			TOTAL MARKET OB/XF VALUE					0										
																			TOTAL LAND VALUE - MARKET					35,000										
																			TOTAL MARKET VALUE					35,000										
																			SOH/AGL Deduction					2,790										
																			ASSESSED VALUE					32,210										
																			TOTAL EXEMPTION VALUE					0										
																			BASE TAXABLE VALUE					32,210										
																			TOTAL JUST VALUE					35,000										
																			NCON VALUE					0										
																			INCOME VALUE															
																			PREVIOUS YEAR MKT VALUE					35,000										
DOR CODE		0000 VACANT																																
MAP NUM					MKT AREA																		06											
NEIGHBORHOOD/LOC		33316.020			1.00/																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
TOTALS																																		
EXTRA FEATURES						161 SW DRAGONFLY CT, LAKE CITY																												
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																