LOT 36 OAK MEADOW PLANTATIONS UN

816-2412-2423, 834-2024, 865-179

PATEL BEEJAL
349 NW COLQUITT WAY
LAKE CITY, FL 32055

2025

34-3S-16-02462-136

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

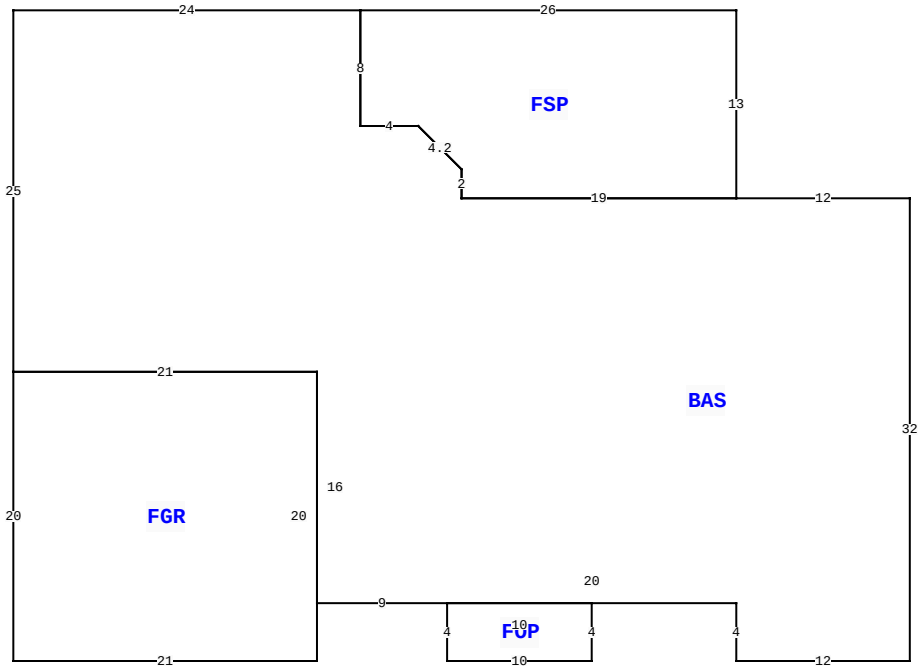
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	31	VINYL SID 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	1,791	100		1,791	165,543
FGR	420	55		231	21,352
FOP	40	30		12	1,109
FSP	308	40		123	11,369
TOTALS	2,559			2,157	199,372

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,157	117.3900	131.48	283,602	1997	1997	0	0	0	29.70	70.30

1 SINGLE FAM 100% - 2020 Heated Area: 1791 HX Base Yr 2020



349 NW COLQUITT WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		199,372
TOTAL MARKET OB/XF VALUE		3,804
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		238,176
SOH/AGL Deduction		59,922
ASSESSED VALUE		178,254
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		127,532
TOTAL JUST VALUE		238,176
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		223,637

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1471/1296	7/18/2022	LE	U	I	14	100
GRANTOR: PATEL BEEJAL						
GRANTEE: SHAH ADITYA A						
1388/2470	7/12/2019	WD	Q	I	01	160,000
GRANTOR: NICOLAS HEMES TRUST						
GRANTEE: BEEJAL PATEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S25 FGR= S20 E21 N20 W21$ E21 S16 E9 FOP= S4 E10 N4 W10$ E20 S4 E12 N32 W12 FSP= N13 W26 S8 E4 R3 D3 S2E19$ W19 N2 U3 L3 W4 N8$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,736.00	UT	1.50	1.50	100	1997	1997	3	100	2,604	

LAND DESCRIPTION

TOTAL OB/XF 3,804

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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 06/07/2023 BY JB Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/12/2025 BY SYS