

PATEL PRAKASH/PATEL CHHAYA
4278 NW CADEN GLN
LAKE CITY, FL 32055

34-3S-16-02462-306

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1													
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND											
Exterior Wall	16	WD FR STUC 90								0100	01	4,144	114.0	142	127.70	529,189	2006	2006	0	0	0	27.55	72.45	VALUATION BY									
Exterior Wall	21	STONE 10								1 SINGLE FAM 100% - 2007														Heated Area: 3158									
Roof Structur	03	GABLE/HIP 100																						HX Base Yr 2007									
Roof Cover	03	COMP SHNGL 100																						Tax Group: 1									
Interior Wall	05	DRYWALL 100																						Tax Dist:									
Interior Floo	15	HARDTILE 80																						BUILDING MARKET VALUE									
Interior Floo	14	CARPET 20																						TOTAL MARKET OB/XF VALUE									
Air Condition	03	CENTRAL 100																						TOTAL LAND VALUE - MARKET									
Heating Type	04	AIR DUCTED 100																						TOTAL MARKET VALUE									
Bedrooms	4	100																						SOH/AGL Deduction									
Bathrooms	2	100																						ASSESSED VALUE									
Frame	02	WOOD FRAME 100																						TOTAL EXEMPTION VALUE									
Stories	1.	1. 100																						BASE TAXABLE VALUE									
Architectual	05	CONV 100																						TOTAL JUST VALUE									
Units	0	100																						NCON VALUE									
Condition Adj	03	03 100																						INCOME VALUE									
Kitchen Adjus	01	01 100																						PREVIOUS YEAR MKT VALUE									
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	3,158	100		3,158	292,174																												
FGR	654	55		360	33,307																												
FOP	128	30		38	3,516																												
FSP	544	40		218	20,169																												
FSP	595	40		238	22,020																												
UEP	220	60		132	12,212																												
TOTALS	5,299			4,144	383,397																												
EXTRA FEATURES										4278 NW CADEN GLN, 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																
1	0166	CONC, PAVMT	0	100	0	0	2,659.00	UT	1.50	1.50	100	2006	2006	3	100	3,989																	
2	0169	FENCE/WOOD	0	100	0	0	208.00	UT	10.00	10.00	100	2006	2006	3	100	2,080																	