LOT 4 OAK MEADOW PLANTATION
UNIT 4. WD 1082-682, CT 1218-2320, CT 1220-25, WD 1262-762,

PATEL DHRUPAD/PATEL NIKITABEN
4362 NW CADEN GLN
LAKE CITY, FL 32055

2026

34-3S-16-02462-404

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06

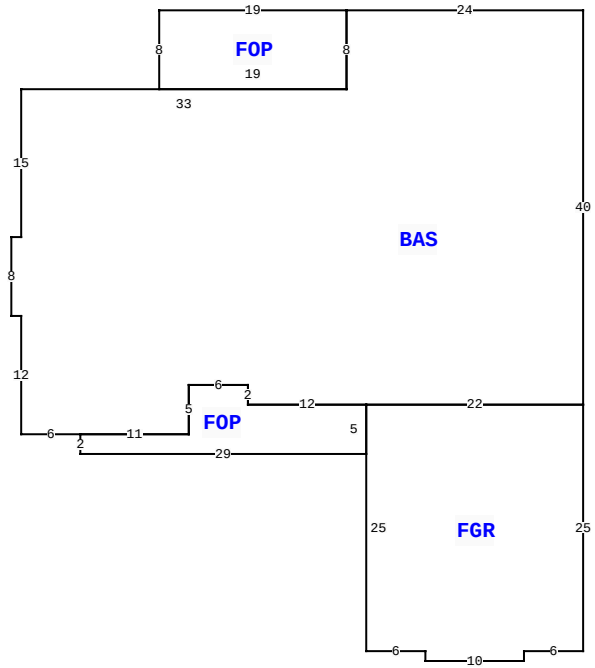
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 34316.070 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,063	100		2,063	260,305
FGR	560	55		308	38,863
FOP	124	30		37	4,669
FOP	152	30		46	5,804
TOTALS	2,899			2,454	309,641

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,454	122.4510	137.15	336,566	2017	2017	0	0	0	8.00	92.00

1 SINGLE FAM 100% - 2018 Heated Area: 2063 HX Base Yr 2018



4362 NW CADEN GLN, 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		309,641
TOTAL MARKET OB/XF VALUE		3,680
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		348,321
SOH/AGL Deduction		101,225
ASSESSED VALUE		247,096
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		196,374
TOTAL JUST VALUE		348,321
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		351,686

PERMIT NUM	DESCRIPTION	AMT	ISSUED
383	SFR	0	04/10/2017
39	SFR	909	02/22/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1349/2110	12/13/2017	WD	Q	I	01	262,000
GRANTOR: SIMQUE PROPERTIES LLC						
GRANTEE: DHRUPAD & NIKITABEN						
1333/1894	3/29/2017	WD	U	V	30	27,000
GRANTOR: CHARLIE SPARKS AS TRU						
GRANTEE: SIMQUE PROPERTIES L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FOP= W19 S8 E19 N8$ S8 W33 S15 W1 S8 E1 S12 E6 FOP= S2 E29 N5 W12 N2 W6 S5 W11$ E11 N5 E6 S2 E12 FGR= S25 E6 S1 E10 N1 E6 N25 W22$ E22 N40$.

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	1,840.00	UT	2.00	2.00	100	2017	2017	3	100	3,680	

LAND DESCRIPTION

TOTAL OB/XF 3,680

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: 0.57 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS