LOT 6 OAK MEADOW PLANTATION
UNIT 3.

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

2027

34-3S-16-02462-306

BUILDING CHARACTERISTICS

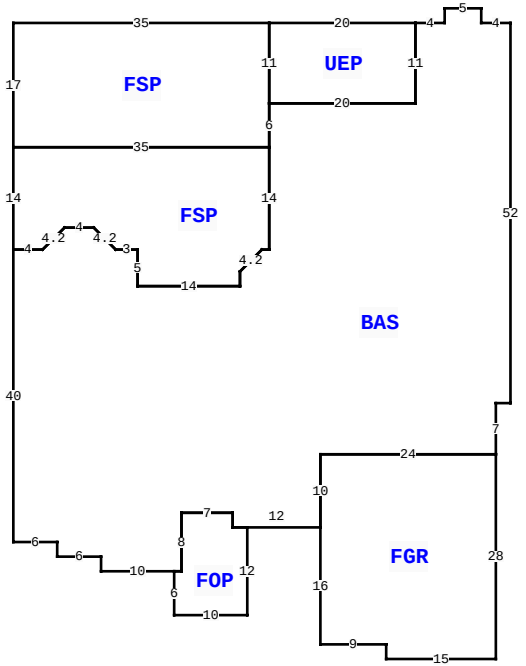
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	3,158	100		3,158	286,957
FGR	654	55		360	32,712
FOP	128	30		38	3,453
FSP	544	40		218	19,809
FSP	595	40		238	21,626
UEP	220	60		132	11,994
TOTALS	5,299			4,144	376,552

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,144	114.0142	125.42	519,740	2006	2006	0	0	0	27.55	72.45

1 SINGLE FAM 100% - 2007 Heated Area: 3158 HX Base Yr 2007



4278 NW CADEN GLN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	376,552
TOTAL MARKET OB/XF VALUE	6,069
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	417,621
SOH/AGL Deduction	96,342
ASSESSED VALUE	321,279
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	269,868
TOTAL JUST VALUE	417,621
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	424,466

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046214	Roof Replacement	15,000	01/09/2023
3561	SFR	835	01/23/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1069/0002	12/20/2005	WD	Q	V		36,000
GRANTOR: ISAAC CONSTRUCTION IN						
GRANTEE: PATEL						
1065/0430	11/09/2005	WD	Q	V		144,500
GRANTOR: RICHARD COLE AND DANI						
GRANTEE: ISAAC CONSTRUCTION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W4 N2 W5 S2 W4 UEP= W20 S11 E20 N11$ S11 W20 FSP= N11 W35 S17 E35 N6 $ S6 FSP= W35 S14 E4 R3 U3 E4 D3 R3 E3 S5 E14 N2 R3 U3 E1 N14$ S14 W1 D3 L3 S2 W14 N5 W3 L3 U3 W4 D3 L3 W4 S40 E6 S2 E6 S2 E10 FOP= S6 E10 N12 W2 N2 W7 S8 W1$ E1 N8 E7 S2 E12 FGR= S16 E9 S2 E15 N28 W24 S10$ N10 E24 N7 E2 N52$.

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	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	

LAND DESCRIPTION

TOTAL OB/XF 6,069

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: 0.52 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS