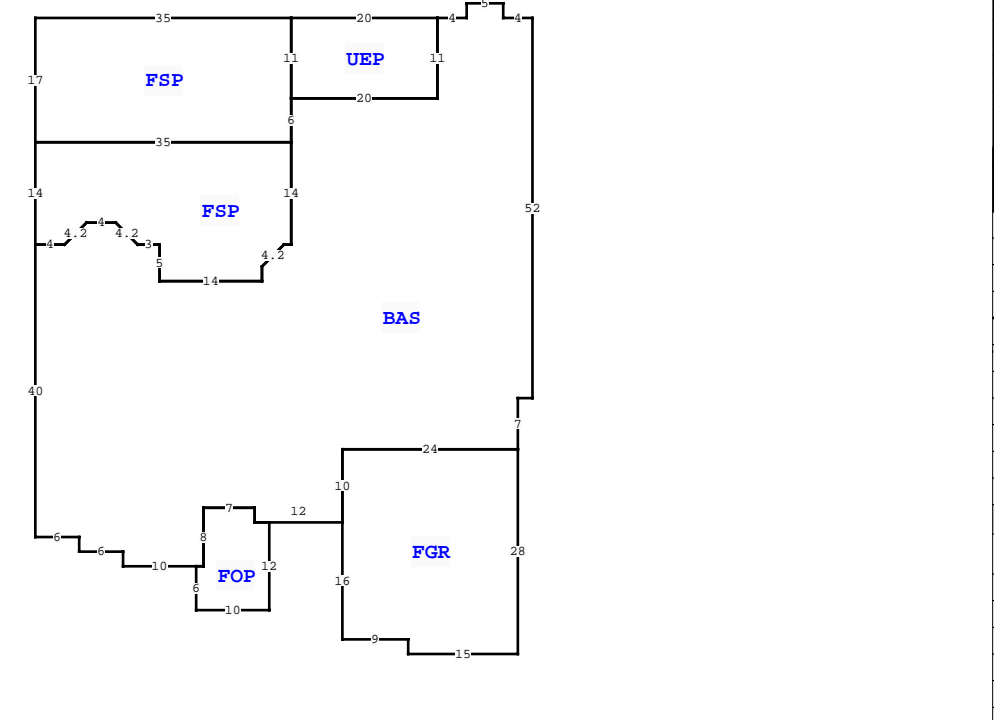


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	90
Exterior Wall	21	STONE	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	15	HARDTILE	80
Interior Floor	14	CARPET	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectural	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	06	06	
DOR CODE	0100	SINGLE FAMILY	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2007		Heated Area: 3158					HX Base Yr 2007	



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

4278 NW CADEN GLN, LAKE CITY

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

EXTRA FEATURES																	
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	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	383,397		
TOTAL MARKET OB/XF VALUE	6,069		
TOTAL LAND VALUE - MARKET	35,000		
TOTAL MARKET VALUE	424,466		
SOH/AGL Deduction	112,545		
ASSESSED VALUE	311,921		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	260,510		
TOTAL JUST VALUE	424,466		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	432,140		

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\$.	

LAND DESCRIPTION		TOTAL OB/XF																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							