LOT 1 OAK MEADOW PLANTATION UNIT
WD-1082-682, WD 1173-1047,

THAKOR KAPURJI M/THAKOR JAYABEN K
4316 NW CADEN GLN
LAKE CITY, FL 32055

2027

34-3S-16-02462-401

BUILDING CHARACTERISTICS

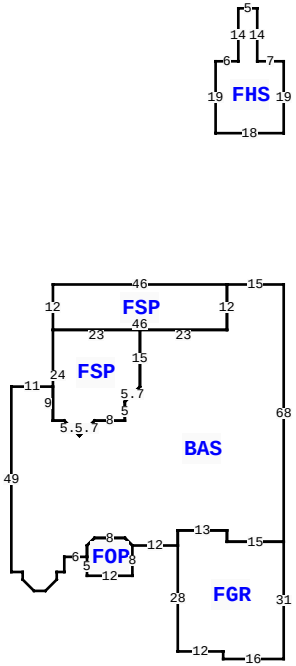
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4.5 100
Frame	03	MASONRY 100
Stories	1.5	1.5 100
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	3,644	100		3,644	422,145
FGR	883	55		486	56,301
FHS	412	60		247	28,614
FOP	116	30		35	4,055
FSP	540	40		216	25,023
FSP	552	40		221	25,602
TOTALS	6,147			4,849	561,740

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,849	123.9045	136.29	660,870	2010	2010	0	0	0	15.00	85.00

1 SINGLE FAM 100% - 2012 Heated Area: 4056 HX Base Yr 2012



4316 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	561,740
TOTAL MARKET OB/XF VALUE	9,104
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	605,844
SOH/AGL Deduction	142,148
ASSESSED VALUE	463,696
TOTAL EXEMPTION VALUE	HX HB SX 101,411
BASE TAXABLE VALUE	362,285
TOTAL JUST VALUE	605,844
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	616,066

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046010	Roof Replacement	41,607	11/30/2022
1249	SFR	724	05/12/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1173/1047	5/18/2009	WD	Q	V	01	35,000
GRANTOR: ISAAC HOLDING INC						
GRANTEE: KAPURJI M & JAYABEN						
1082/0682	4/21/2006	WD	U	V		382,500
GRANTOR: DANIEL CRAPPS & RICHA						
GRANTEE: ISAAC HOLDINGS INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FSP= W46 S12 E46 N12$ S12 W23 FSP= W23 S24 E3 D4 R4 R4 U4 E8 N5 R4 U4 N15$ S15 D4 L4 S5 W8 D4 L4 L4 U4 W3 N9 W11 S49 E3 S2 R3 D3 E3 U3 R3 N2 E2 N4 E6 FOP= S5 E12N8 U2 L2 W8 L2 D2 S3$ N3 U2 R2 E8 R2 D2 E12 FGR= S28 E12 S2 E16 N31 W15 N3 W13 S4$ N4 E13 S3 E15 N68$ PTR= N40 FHS= N19 W7 N14 W5 S14 W6 S19 E18$ S40$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2010	2010	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	3,604.00	UT	2.00	2.00	50	2010	2010	3	50	3,604	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	3,500	

LAND DESCRIPTION

TOTAL OB/XF 9,104

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