

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

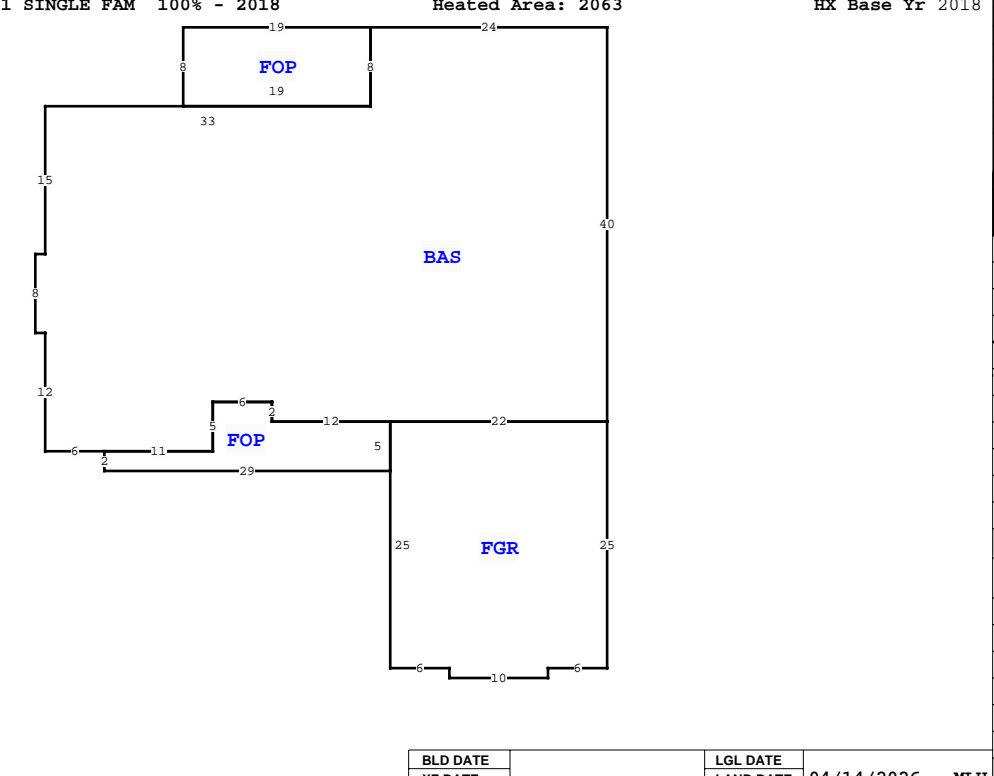
PATEL DHRUPAD/PATEL NIKITABEN  
 4362 NW CADEN GLN  
 LAKE CITY, FL 32055

**2026**

34-3S-16-02462-404  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	2,063	100	
FGR	560	55	
FOP	124	30	
FOP	152	30	
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		
1	SINGLE FAM	100%	- 2018									Heated Area: 2063	HX Base Yr 2018



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
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			101,945
ASSESSED VALUE			246,376
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			194,965
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	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						

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			2.00	100	2017	2017	3	100	3,680	

4362 NW CADEN GLN, LAKE CITY  
 BLD DATE  
 XF DATE  
 INC DATE  
 LGL DATE  
 LAND DATE  
 AG DATE  
 04/14/2026 MLU

BUILDING NOTES													
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**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\$.

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							