

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

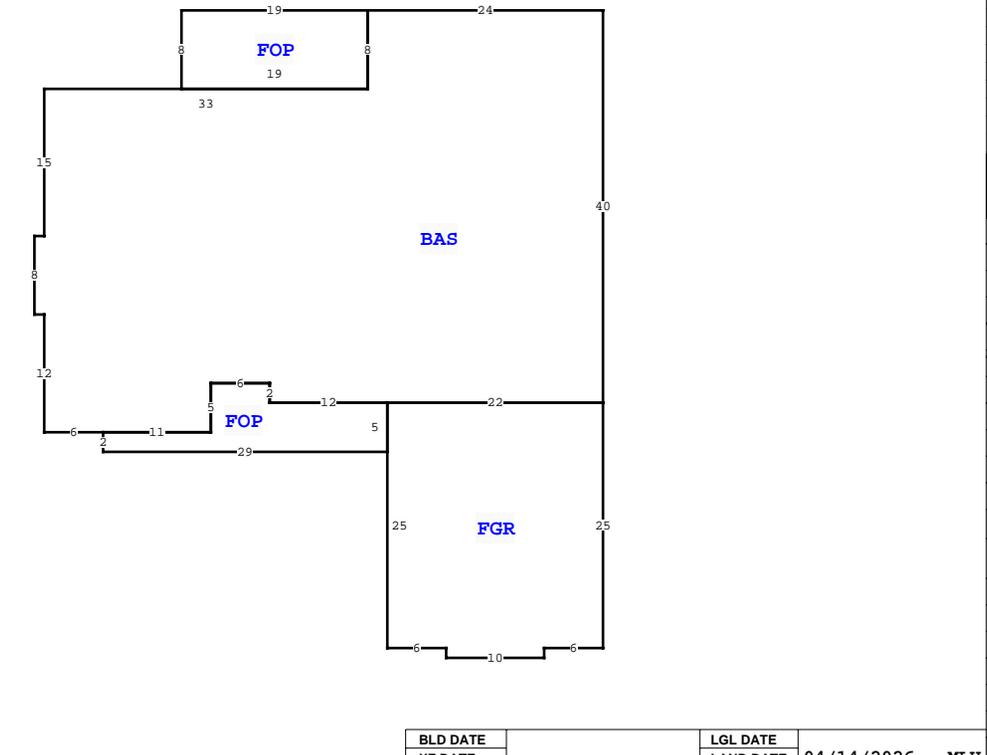
PATEL DHRUPAD/PATEL NIKITABEN
 4362 NW CADEN GLN
 LAKE CITY, FL 32055

2026

34-3S-16-02462-404


ELEMENT		CD	BUILDING CHARACTERISTICS		
			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	264,936
FGR	560	55		308	39,554
FOP	124	30		37	4,752
FOP	152	30		46	5,907
TOTALS	2,899			2,454	315,150

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		315,150	
TOTAL MARKET OB/XF VALUE		3,680	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		353,830	
SOH/AGL Deduction		107,454	
ASSESSED VALUE		246,376	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		194,965	
TOTAL JUST VALUE		353,830	
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								