LOT 10 OAK MEADOW PLANTATION
UNIT 4. WD 1082-682.
CWD 1101-2075

PATEL ARUN P/PATEL JYOTI A
4277 NW CADEN GLN
LAKE CITY, FL 32055

2027

34-3S-16-02462-410

BUILDING CHARACTERISTICS

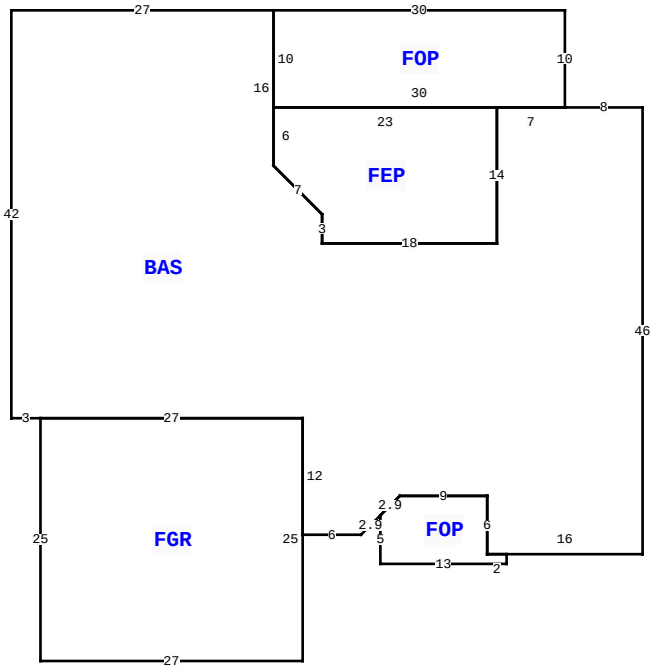
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,464	100		2,464	240,114
FEP	295	80		236	22,998
FGR	675	55		371	36,154
FOP	77	30		23	2,241
FOP	300	30		90	8,771
TOTALS	3,811			3,184	310,276

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,184	117.0256	128.73	409,876	2007	2007	0	0	0	24.30	75.70

1 SINGLE FAM 100% - 2008 Heated Area: 2464 HX Base Yr 2008



4277 NW CADEN GLN, LAKE CITY

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

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	2007	2007	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	2,816.00	UT	2.00	2.00	100	2007	2007	3	100	5,632	
3	0169	FENCE/WOOD	0	100	0	0	352.00	UT	10.00	10.00	100	2007	2007	3	100	3,520	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		310,276
TOTAL MARKET OB/XF VALUE		12,152
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		357,428
SOH/AGL Deduction		84,960
ASSESSED VALUE		272,468
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		221,057
TOTAL JUST VALUE		357,428
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		363,069

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4277	SFR	692	11/09/2006
00629			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1101/2075	11/09/2006	WD	Q	V		75,000
GRANTOR: ISAAC HOLDINGS INC						
GRANTEE: ARUN P & JYOTI A PA						
1082/0682	4/21/2006	WD	Q	V		382,500
GRANTOR: DANIEL CRAPPS & RICHA						
GRANTEE: ISAAC HOLDINGS INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 FOP= N10 W30 S10 E30$ W7 FEP= W23 S6 D5 R5 S3 E18 N14$ S14 W18 N3 L5 U5 N16 W27 S42 E3 FGR= S25E27 N25 W27$ E27 S12 E6 U2 R2 FOP= S5 E13 N1 W2 N6 W9 L2 D2 $ U2 R2 E9 S6 E16 N46$.

LAND DESCRIPTION

TOTAL OB/XF 12,152

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 10/18/2024 BY JS Total Acres: 0.75 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS