NW1/4 OF NE1/4 & COMM AT SW COR
SEC 33-3S-17, RUN E 1055.64 FT N
W 1013.02 FT, S 243.80 FT TO POB

MHATRE AJAY U/MHATRE ANJALI U
165 SW VISION GLN
LAKE CITY, FL 32025

2025

04-4S-17-07596-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	4417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	199,475
TOTAL MARKET VALUE	45,015
SOH/AGL Deduction	1,615
ASSESSED VALUE	43,400
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	43,400
TOTAL JUST VALUE	199,475
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	171,549

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1268/2111	1/02/2014	QC	U	V	11	100
GRANTOR: MOD DEVELOPMENT LLC						
GRANTEE: UMESH M & SHILPA U						
1246/1042	12/17/2012	WD	U	V	11	100
GRANTOR: UMESH & SHILPA U MHAT						
GRANTEE: AJAY U, ANITA U & A						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	33.91	AC		1.00	1.00	1.00	445.00	445.00	15,090							
2	9600	C	WASTELAND	0			0.00	0.00	11.97	AC		1.00	1.00	0.50	5,000.00	2,500.00	29,925							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	33.91	AC		1.00	1.00	1.00	5,000.00	5,000.00	169,550							

REVIEW DATE 04/10/2025 BY MLU Total Acres: 45.88 Total Land Value: 45,015 Market: 169,550 Agricultural: 15,090 Common: 29,925 PRINTED 08/20/2025 BY SYS