

MHATRE ANJALI U
10819 WHARTON WAY
PALM BEACH GARDENS, FL 33412

12-4S-16-02941-006

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1										
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND								
Exterior Wall	10	ABOVE AVG. 90								0100	01	4,642	111.6276	125.02	580,343	1984	1984	0	0	35.00	65.00	VALUATION BY								
Exterior Wall	21	STONE 10								1 SINGLE FAM 0% - 2023 Heated Area: 3880 HX Base Yr										STANDARD										
Roof Structure	03	GABLE/HIP 100								Unexpected EOF () at line 1:4 inside area NULL. Expecting COLON or EQUAL.										Tax Group: 2										
Roof Cover	03	COMP SHNGL 100																		BUILDING MARKET VALUE										
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE										
Interior Floo	14	CARPET 90																		TOTAL LAND VALUE - MARKET										
Interior Floo	06	VINYL ASB 10																		TOTAL MARKET VALUE										
Air Condition	03	CENTRAL 100																		SOH/AGL Deduction										
Heating Type	04	AIR DUCTED 100																		ASSESSED VALUE										
Bedrooms		4 100																		TOTAL EXEMPTION VALUE										
Bathrooms		3.5 100																		BASE TAXABLE VALUE										
Frame		N/A 100																		TOTAL JUST VALUE										
Stories	1.	1. 100																		NCON VALUE										
Architectual	05	CONV 100																		INCOME VALUE										
Units		0 100																		PREVIOUS YEAR MKT VALUE										
Condition Adj	03	03 100																												
Kitchen Adjus	01	01 100																												
Quality	06	06																												
DOR CODE	5000	IMPROVED AG																												
MAP NUM		MKT AREA																		06										
NEIGHBORHOOD/LOC		12416.00 1.00/																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	3,880	100		3,880	315,301																									
FEP	425	80		340	27,630																									
FGR	768	55		422	34,293																									
TOTALS	5,073			4,642	377,223																									
EXTRA FEATURES										213 SW BROTHERS LN, LAKE CITY																				
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	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1984	1984	3	100	2,000														
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	1984	1984	3	100	2,600														
3	0006	AIRPL HGR	0	0	50	50	2,500.00	UT	9.30	9.30	100	0	0	3	100	23,250														
4	0280	POOL R/CON	0	0	32	16	512.00	UT	70.00	70.00	100	1993	1993	3	40	14,336														
5	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	600														
6	0282	POOL ENCL	0	0	40	59	2,360.00	UT	15.00	15.00	100	2017	2017	3	57	20,178														
7	0104	GENERATOR	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800														
LAND DESCRIPTION										TOTAL OB/XF 67,764																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0		A-1	0.00	0.00	2.55	AC		1.00	1.00	1.00	12,000.00	12,000.00	30,600													
2	5500	A	TIMBER 2	0			0.00	0.00	10.61	AC		1.00	1.00	1.00	445.00	445.00	4,721													
3	9910	M	MKT. VAL. AG	0			0.00	0.00	10.61	AC		1.00	1.00	1.00	12,000.00	12,000.00	127,320													
REVIEW DATE 10/25/2023 BY KS Total Acres: 13.16 Total Land Value: 35,321 Market: 127,320 Agricultural: 4,721 Common: 30,600 PRINTED 11/17/2025 BY SYS																														