S1/2 OF NW1/4, EX RR & EX RD & E
PHASE 1 & EX THE S 324.25 FT OF
NW1/4. EX 0.51 AC PROPOSED LOT 1

MHATRE UMESH M/MHATRE SHILPA U
213 SW BROTHERS LN
LAKE CITY, FL 32025

**2026**

**23-4S-16-03099-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 5700 | TIMBERLAND 60-69 | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 23416.00 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 | 173,750 |
| TOTAL MARKET VALUE | 7,888 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 7,888 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 7,888 |
| TOTAL JUST VALUE | 173,750 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 173,750 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1513/2248 | 4/17/2024 | WD | U | V | 11 | 100 |
| GRANTOR: WILLIAMS DONALD E | | | | | | |
| GRANTEE: MHATRE UMESH M | | | | | | |
| 0959/0106 | 7/30/2002 | WD | Q | I | | 133,000 |
| GRANTOR: REYNOLDS | | | | | | |
| GRANTEE: WILLIAMS' & MHATRE' | | | | | | |

## 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 | 5700 | A | TIMBER 4 | 0 | | A-1 | 0.00 | 0.00 | 34.75 | AC | | 1.00 | 1.00 | 1.00 | 227.00 | 227.00 | 7,888 | | | | | | | |
| 2 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 34.75 | AC | | 1.00 | 1.00 | 1.00 | 5,000.00 | 5,000.00 | 173,750 | | | | | | | |

REVIEW DATE 04/10/2025 BY MLU Total Acres: 34.75 Total Land Value: 7,888 Market: 173,750 Agricultural: 7,888 Common: 0 PRINTED 11/18/2025 BY SYS