

W DIV: BEG NW COR LOT 13 BLOCK 2
S/D, RUN W 40 FT TO W R/W OLD SR
N ALONG W R/W 166.94 FT TO S R/W

WSMDD LAND TRUST
4458 S US HIGHWAY 441
LAKE CITY, FL 32025

2026

31-3S-17-06175-000



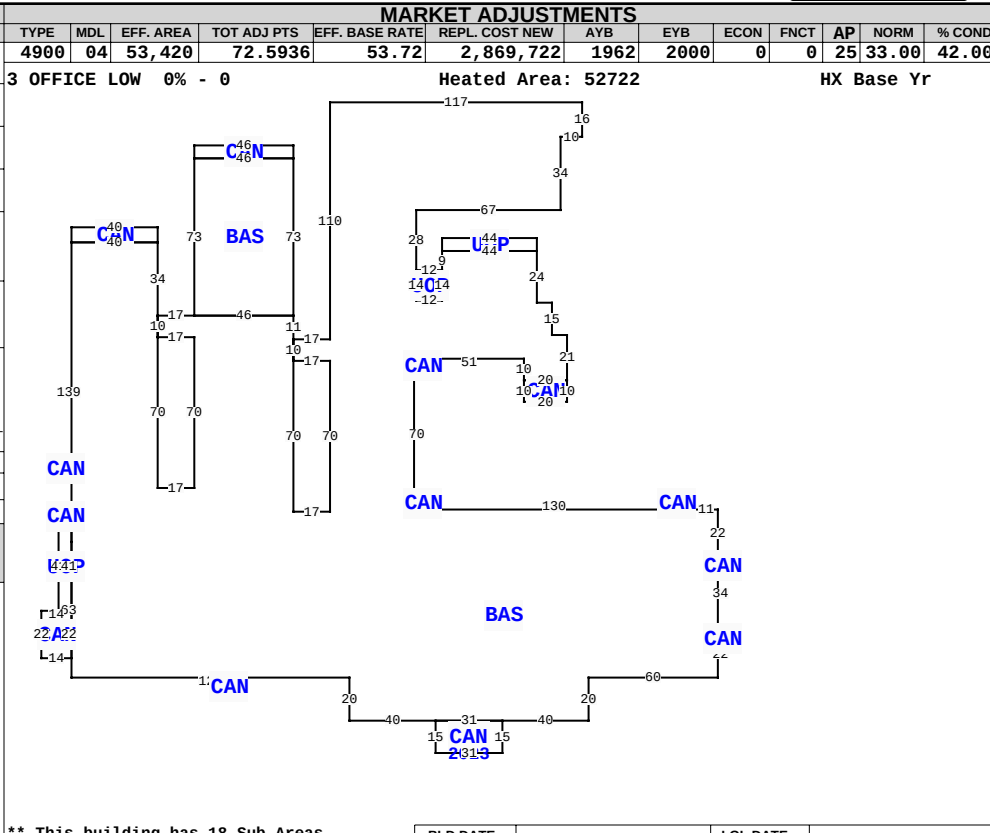
BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	09 RIDGE FRME 100
Roof Cover	04 BUILT-UP 100
Interior Wall	05 DRYWALL 100
Interior Floo	06 VINYL ASB 80
Interior Floo	14 CARPET 20
Ceiling	01 FIN.SUSPD 100
Air Condition	06 ENG CENTRL 100
Heating Type	09 ENG F AIR 100
Fixtures	177 100
Frame	03 MASONRY 100
Story Height	13 100
RMS	35 100
Stories	0 0 100
Units	0 100
Condition Adj	03 03 100
Quality	03 03
DOR CODE	1700 OFFICE BLD 1STY
MAP NUM	MKT AREA 06

DOR CODE		1700 OFFICE BLD 1STY			
MAP NUM		MKT AREA		06	
NEIGHBORHOOD/LOC		31317.00		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,358	100		3,358	75,765
BAS	49,364	100		49,364	113,770
CAN	32	30		10	226
CAN	32	30		10	226
CAN	36	30		11	248
CAN	36	30		11	248
CAN	48	30		14	316
CAN	48	30		14	316
CAN	48	30		14	316
CAN	64	30		19	429

TOTALS		55,273			53,420	1,205,283
EXTRA FEATURES						
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W
1	0260	PAVEMENT - A	0	0	0	0
2	0120	CLFENCE 4	0	0	0	0
3	0262	PRCH, FOP	0	0	6	227
4	0166	CONC, PAVMT	0	0	0	0
5	0296	SHED METAL	0	0	8	18
6	0150	CLFENCE 8	0	0	0	0

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	1700	C	1STORY OFF	0	
2	1700	C	1STORY OFF	0	

REVIEW DATE 04/30/2024 BY TP Total Acres: 5.82 Total Land Value: 723,148 Market: 0 Agricultural: 0 Common: 723,148 PRINTED 11/18/2025 BY SYS



** This building has 18 Sub-Areas

917 W DUVAL ST, LAKE CITY

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/09/2024 MLU

COLUMBIA COUNTY PROPERTY	
PAGE 1 of 1	1
VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	1,205,283
TOTAL MARKET OB/XF VALUE	18,843
TOTAL LAND VALUE - MARKET	723,148
TOTAL MARKET VALUE	1,947,274
SOH/AGL Deduction	0
ASSESSED VALUE	1,947,274
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,947,274
TOTAL JUST VALUE	1,947,274
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,004,669

SALE:2:1: 3 PARCELS - 1 DEED.

BLDG:2:1: USE AS UTILITY

SALE:1:1: INCLUDED PP AND ALL SORTS OF LEASES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22-0013	SUPERVISOR OF ELE		01/10/2022
20-0494	REMODEL	2,038	09/08/2020
20-0307	REMODEL	4,013	06/24/2020
20-0231	REMODEL	747	05/01/2020
20-0012	REMODEL	342	01/08/2020
13-215	REMODEL	293	05/09/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1364/1259	7/03/2018	QC	U	V	11	100
GRANTOR: CITY OF LAKE CITY FLO						
GRANTEE: SHILPA MHATRE & CLI						
1176/2708	7/06/2009	FS	U	V	11	100
GRANTOR: CITY OF LAKE CITY FLO						
GRANTEE: SHILPA MHATRE & CLI						

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[ORIG=0,0] N20 W129 N63 N139 E40 S34 S10 S70 E17 N70 W17 N10 E17 E46 S11 S10 S70 E17 N70 W17 N10 E17 N110 E117 S16 W10 S34 W67 S28 E12 N9 E44 S24 E7 S15 E7 S21 W20 N10 W51 S70 E130 E11 S22 S34 S22 W60 S20 W40 W31 W40 \$	
BAS=[ORIG=-72,-188] N73 E46 S73 W46 \$	
CAN=[YR=2023;ORIG=40,0] S15 E31 N15 W31 \$	
CAN=[ORIG=-143,-51] S22 E14 N22 W14 \$	
CAN=[ORIG=-129,-222] N7 E40 S7 W40 \$	
CAN=[ORIG=-72,-261] N6 E46 S6 W46 \$	
UOP=[ORIG=43,-218] N6 E44 S6 W44 \$	
UOP=[ORIG=-135,-92] S41 E6 N41 W6 \$	
CAN=[ORIG=81,-158] S10 E20 N10 W20 \$	