

COMM NE COR OF NW1/4 OF SW1/4, R  
TO E R/W US-41 (S FIRST ST), S 9  
1276.13 FT TO SW COR OF NORTH FL

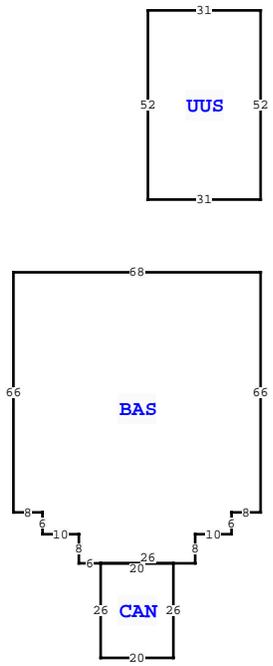
MHATRE AJAY U/MHATRE CYNTHIA E  
165 SW VISION GLN  
LAKE CITY, FL 32025-1111

**2026**

05-4S-17-07610-010

| BUILDING CHARACTERISTICS |                      | CONSTRUCTION |      |
|--------------------------|----------------------|--------------|------|
| ELEMENT                  | CD                   |              |      |
| Exterior Wall            | 16                   | WD FR STUC   | 100  |
| Roof Structur            | 04                   | WOOD TRUSS   | 100  |
| Roof Cover               | 03                   | COMP SHNGL   | 100  |
| Interior Wall            | 05                   | DRYWALL      | 100  |
| Interior Floo            | 14                   | CARPET       | 90   |
| Interior Floo            | 08                   | SHT VINYL    | 10   |
| Ceiling                  | 01                   | FIN.SUSPD    | 100  |
| Air Condition            | 06                   | ENG CENTRL   | 100  |
| Heating Type             | 09                   | ENG F AIR    | 100  |
| Fixtures                 |                      | 12           | 100  |
| Frame                    | 02                   | WOOD FRAME   | 100  |
| Story Height             |                      | 10           | 100  |
| RMS                      |                      | 11           | 100  |
| Stories                  | 1.                   | 1.           | 100  |
| Units                    |                      | 0            | 100  |
| Condition Adj            | 03                   | 03           | 100  |
| Quality                  | 06                   | 06           |      |
| DOR CODE                 | 1900 PROFESS SVC/BLD |              |      |
| MAP NUM                  |                      | MKT AREA     | 06   |
| NEIGHBORHOOD/LOC         | 5417.00 1.00/        |              |      |
| AREA TYPE                | TOTAL GROSS AREA     | PCT OF BASE  | YEAR |
| BAS                      | 5,056                | 100          |      |
| CAN                      | 520                  | 30           |      |
| UUS                      | 1,612                | 40           |      |
| TOTALS                   | 7,188                |              |      |

| MARKET ADJUSTMENTS |            |           |             |                |                |     |     |      |      |      |        |                   |            |
|--------------------|------------|-----------|-------------|----------------|----------------|-----|-----|------|------|------|--------|-------------------|------------|
| TYPE               | MDL        | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |                   |            |
| 1                  | OFFICE MED | 0%        | 0           |                |                |     |     |      |      |      |        | Heated Area: 5056 | HX Base Yr |



| COLUMBIA COUNTY PROPERTY  |           | PAGE 1 of 1 | 1        |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY         |           |             |          |
| VALUATION BY              |           |             | STANDARD |
| Tax Group: 1              | Tax Dist: |             |          |
| BUILDING MARKET VALUE     |           |             | 357,526  |
| TOTAL MARKET OB/XF VALUE  |           |             | 27,013   |
| TOTAL LAND VALUE - MARKET |           |             | 152,732  |
| TOTAL MARKET VALUE        |           |             | 537,271  |
| SOH/AGL Deduction         |           |             | 0        |
| ASSESSED VALUE            |           |             | 537,271  |
| TOTAL EXEMPTION VALUE     |           |             | 0        |
| BASE TAXABLE VALUE        |           |             | 537,271  |
| TOTAL JUST VALUE          |           |             | 537,271  |
| NCON VALUE                |           |             | 0        |
| INCOME VALUE              |           |             |          |
| PREVIOUS YEAR MKT VALUE   |           |             | 529,145  |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 2410       | COMMERCIAL  | 924 | 07/15/2002 |

| SALES DATA        |           |           |       |       |        |            |
|-------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1546/516          | 7/31/2025 | LE U      |       | I     | 14     | 100        |

GRANTOR: MHATRE AJAY U (ENH LI)  
GRANTEE: MHATRE FAMILY REVOC  
1081/0225 2/17/2006 WD Q I 06 100  
GRANTOR: AJAY MHATRE  
GRANTEE: AJAY MHATRE & CYNTH

| EXTRA FEATURES |            |             |         |   |   |           |    |       |                |           |         |             |   |        |                 |       |
|----------------|------------|-------------|---------|---|---|-----------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 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              | 0260       | PAVEMENT-A  | 0       | 0 | 0 | 24,150.00 | UT | 1.10  | 1.10           | 100       | 2003    | 2003        | 3 | 100    | 26,565          |       |
| 2              | 0166       | CONC, PAVMT | 0       | 0 | 0 | 224.00    | UT | 2.00  | 2.00           | 100       | 2003    | 2003        | 3 | 100    | 448             |       |

|          |  |           |  |
|----------|--|-----------|--|
| BLD DATE |  | LGL DATE  |  |
| XF DATE  |  | LAND DATE |  |
| INC DATE |  | AG DATE   |  |

| BUILDING NOTES |  |
|----------------|--|
|                |  |

| BUILDING DIMENSIONS   |  |
|---|--|
| BAS= W68 S66 E8 S6 E10 S8 E6 CAN= S26 E20 N26 W20\$ E26 N8 E10 N6 E8 N66\$ PTR= N20 UUS= N52 W31 S52 E31\$ S20\$. |  |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             | TOTAL OB/XF |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-------------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE   | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
| 1                | 1910     | C   | MEDIC OFF            | 0   |     | CI       | 0.00  | 0.00  | 81,457.00   | SF          |     | 1.00     | 1.00   | 0.75    | 2.50       | 1.88           | 152,732    |                             |      |         |      |     |    |        |