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
4732 BAYOU BLUFF TRAIL
LYNN HAVEN, FL 32444

2027

05-4S-17-07610-010

BUILDING CHARACTERISTICS

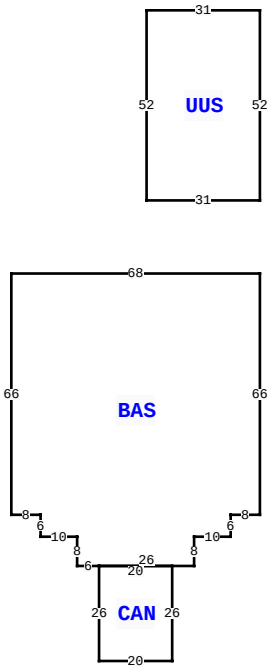
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		12 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,056	100		5,056	293,572
CAN	520	30		156	9,058
UUS	1,612	40		645	37,451
TOTALS	7,188			5,857	340,082

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5200	04	5,857	101.9797	79.54	465,866	2003	2003	0	0	0	27.00	73.00

1 OFFICE MED 0% - 0 Heated Area: 5056 HX Base Yr



165 SW VISION GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	340,082
TOTAL MARKET OB/XF VALUE	27,013
TOTAL LAND VALUE - MARKET	168,005
TOTAL MARKET VALUE	535,100
SOH/AGL Deduction	0
ASSESSED VALUE	535,100
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	535,100
TOTAL JUST VALUE	535,100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	535,100

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						

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$.

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
1	0260	PAVEMENT-A	0	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	0	224.00	UT	2.00	2.00	100	2003	2003	3	100	448	

LAND DESCRIPTION

TOTAL OB/XF 27,013

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	1910	C	MEDIC OFF	0		CI	0.00	0.00	81,457.00	SF		1.00	1.00	0.75	2.75	2.06	168,005							

REVIEW DATE 09/29/2016 BY DF Total Acres: 1.87 Total Land Value: 168,005 Market: 0 Agricultural: 0 Common: 168,005 PRINTED 11/16/2026 BY SYS