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 MADHAV LIVING TRUST DATED JULY, 19,20
213 SW BROTHERS LN
LAKE CITY, FL 32025

2026

23-4S-16-03099-000

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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

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
1555/2746	11/05/2025	WD	U	V	11	100
GRANTOR: MHATRE UMESH M						
GRANTEE: MHATRE UMESH MADHAV						
1513/2248	4/17/2024	WD	U	V	11	100
GRANTOR: WILLIAMS DONALD E						
GRANTEE: MHATRE UMESH M						

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 06/26/2026 BY SYS