

A STRIP OF LAND 100 FT IN WIDTH
THROUGH SW1/4 OF SW1/4 & SE1/4 O
OF SW1/4 & SE1/4 OF NW1/4 & SW1/

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

2026

23-4S-16-03099-001



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																	VALUATION BY Tax Group: 2 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 32,340 TOTAL MARKET VALUE 32,340 SOH/AGL Deduction 0 ASSESSED VALUE 32,340 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 32,340 TOTAL JUST VALUE 32,340 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 32,340 LAND:1:1: NARROW PRCL										
DOR CODE 9900 NON AG ACREAGE																PERMIT NUM DESCRIPTION AMT ISSUED											
MAP NUM																											
NEIGHBORHOOD/LOC 23416.00 1.00/																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE											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											
TOTALS																BLD DATE LGL DATE XF DATE LAND DATE 04/09/2025 MLU INC DATE AG DATE											
EXTRA FEATURES																BUILDING NOTES BUILDING DIMENSIONS											
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											
																	LAND DESCRIPTION TOTAL OB/XF 0										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			
1	9900	C	AC NON-AG	0		A-1	0.00	0.00	11.55	AC		1.00	1.00	0.40	7,000.00	2,800.00	32,340										
REVIEW DATE 04/09/2025 BY MLU Total Acres: 11.55 Total Land Value: 32,340 Market: 0 Agricultural: 0 Common: 32,340 PRINTED 05/12/2026 BY SYS																											