NE1/4 OF SW1/4 OF NW1/4.

898-633, WD 1004-2514, WD 1219-3

MIHALCIK ANITA U MHATRE
165 SW VISION GLEN
LAKE CITY, FL 32025

**2026**

**28-4S-16-03234-007**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 5500 | TIMBERLAND 80-89 | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 28416.00 | 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 | 05/04/2026 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 95,000 |
| TOTAL MARKET VALUE | 4,450 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 4,450 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 4,450 |
| TOTAL JUST VALUE | 95,000 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 90,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1246/1044 | 12/17/2012 | WD | U | V | 11 | 100 |
| GRANTOR: UMESH & SHILPA MHATRE | | | | | | |
| GRANTEE: ANITA U MHATRE | | | | | | |
| 1219/0037 | 9/29/2010 | WD | U | V | 11 | 100 |
| GRANTOR: UMESH & SHILPA MHATRE | | | | | | |
| GRANTEE: UMESH & SHILPA MHAT | | | | | | |

## 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 | 5500 | A | TIMBER 2 | 0 | | | 0.00 | 0.00 | 10.00 | AC | | 1.00 | 1.00 | 1.00 | 445.00 | 445.00 | 4,450 | | | | | | | |
| 2 | 9910 | M | MKT.VAL.AG | 0 | | | 0.00 | 0.00 | 10.00 | AC | | 1.00 | 1.00 | 1.00 | 9,500.00 | 9,500.00 | 95,000 | | | | | | | |

REVIEW DATE 05/04/2026 BY MLU Total Acres: 10.00 Total Land Value: 4,450 Market: 95,000 Agricultural: 4,450 Common: 0 PRINTED 05/12/2026 BY SYS