

ALSO, BEG AT SE COR OF SW1/4, RU
COR LOT 21, BLK 1, UNIT 2 WOODLA
RUN W 110 FT TO E R/W SE MAGNOLI

MHATRE UMESH M/MHATRE SHILPA U
213 SW BROTHERS LN
LAKE CITY, FL 32025

2026

33-3S-17-13536-003

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: 1 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 9,400 TOTAL MARKET VALUE 9,400 SOH/AGL Deduction 0 ASSESSED VALUE 9,400 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 9,400 TOTAL JUST VALUE 9,400 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 9,400																							
																				PERMIT NUM DESCRIPTION AMT ISSUED 																							
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1516/59</td> <td>5/28/2024</td> <td>QC</td> <td>U</td> <td>I</td> <td>34</td> <td>278,000</td> </tr> </tbody> </table> GRANTOR: MOD DEVELOPMENT LLC GRANTEE: MHATRE UMESH M 1085/1604 5/22/2006 WD Q V 137,900 GRANTOR: O'NEAL ROOFING COMPAN GRANTEE: MOD DEVELOPMENT LLC										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1516/59	5/28/2024	QC	U	I	34	278,000
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																					
1516/59	5/28/2024	QC	U	I	34	278,000																																					
TOTALS EXTRA FEATURES										1274 SE MAGNOLIA LOOP, LAKE CITY <table border="1"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td></td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>										BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE													
BLD DATE		LGL DATE																																									
XF DATE		LAND DATE																																									
INC DATE		AG DATE																																									
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	0000	C	VAC RES	0			0.00	0.00	0.94	AC		1.00	1.00	1.00	10,000.00	10,000.00	9,400																										
REVIEW DATE 12/14/2016 BY DF Total Acres: 0.94 Total Land Value: 9,400 Market: 0 Agricultural: 0 Common: 9,400 PRINTED 03/26/2026 BY SYS																																											