S DIV: BEG SE COR OF SW1/4 SEC 3
FOR POB, RUN S 122.17 FT, W 578.
FT, E 578.50 FT, S 369.21 FT TO

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

2026

33-3S-17-13539-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	870317.00	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	
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	0
TOTAL MARKET OB/XF VALUE	3,000
TOTAL LAND VALUE - MARKET	65,968
TOTAL MARKET VALUE	68,968
SOH/AGL Deduction	0
ASSESSED VALUE	68,968
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	68,968
TOTAL JUST VALUE	68,968
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	68,968

SALE:1:1: 2 PARCELS 04-4S-17-07596-001

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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
GRANTOR: MOD DEVELOPMENT LLC						
GRANTEE: MHATRE UMESH M						
1085/1604	5/22/2006	WD	Q	I	01	137,900
GRANTOR: O'NEAL ROOFING COMPAN						
GRANTEE: MOD DEVELOPMENT LLC						

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
1	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	3,000	

TOTAL OB/XF 3,000

LAND DESCRIPTION

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	0700	C	MISC RES	0		00	0.00	0.00	5.97	AC		1.00	1.00	0.85	13,000.00	11,050.00	65,968							

REVIEW DATE 12/14/2016 BY DF Total Acres: 5.97 Total Land Value: 65,968 Market: 0 Agricultural: 0 Common: 65,968 PRINTED 06/25/2026 BY SYS