



Parcel ID: 1100001009
Ownership: PATIL, DARSHAN
Owner Type: INDIVIDUAL
Mailing Address: PATIL, DARSHAN, 871 NE 207 LANE, BLDG 15 APT #201, MIAMI FL 33179

Situs Address: TIDEWATER PRESERVE BLVD, BRADENTON, FL 34212
Jurisdiction: UNINCORPORATED MANATEE COUNTY
Tax District: 0310; EAST MANATEE FIRE RESCUE DISTRICT
Sec/Twp/Rge: 22-34S-18E
Neighborhood: 4038; TIDEWATER PRESERVE

Parcel Type: REAL PROPERTY
Parcel Created: 08/03/2004
Map Number: 4CS2

FEMA Value: \$0 as of January 1, 2025
Land Use: 9900; VACANT ACREAGE, NOT AG 10+ ACRES
Land Size: 17.9600 Acres or 815,008 Square Feet



DESCRIPTION

ALL THAT PART OF SEC 22-34S-18E LYING W OF THE BAYOU OF THE MANATEE RIVER. LESS O.R. 295/167 DESC AS FOLL: W 1/2 OF THE NW 1/4, SEC 22; ALL THAT PART OF THE NE 1/4 OF THE NW 1/4 OF SEC 22 LYING W OF THE BAYOU OF MANATEE RIVER; ALL THAT PART OF SE 1/4 OF NW 1/4 OF SEC 22 LYING W OF BAYOU OF MANATEE RIVER; THAT PART OF NW 1/4 OF SW 1/4, SEC 22, LYING W OF THE BAYOU OF MANATEE RIVER AND THAT PART OF NW 1/4 OF NE 1/4 OF SEC 22 LYING W OF THE BAYOU OF THE MANATEE RIVER. ALSO LESS O.R. 320/437 DESC AS FOLL: THAT PART OF THE S 1/2 OF SW 1/4 LYING W OF THE BAYOU IN SEC 22. ALSO LESS .98 AC M/L TO DOT FOR I-75 R/W AS DESC IN O.R. 862/113. PI#11000.0100/9

2025 PRELIMINARY CERTIFIED VALUES

	County	School	IndSpcDist	Municipality
Land Value:	10,455	10,455	10,455	
Improvement Value:	0	0	0	
Total Market Value:	10,455	10,455	10,455	
Land Classified Agricultural:	0	0	0	
Classified Use Value:	0	0	0	
Classified Use Savings:	0	0	0	
Ineligible for 10% Cap:	0	10,455	0	
Eligible for 10% Cap Next Year:	0	0	0	
Eligible for 10% Cap This Year:	10,455	0	10,455	
10% Cap Savings:	0	0	0	
Ineligible for SOH Cap:	10,455	10,455	10,455	
Eligible for SOH Cap Next Year:	0	0	0	
Eligible for SOH Cap This Year:	0	0	0	
SOH Cap Savings:	0	0	0	
Assessed Value:	10,455	10,455	10,455	
Exempt Value:	0	0	0	
Taxable Value:	10,455	10,455	10,455	

2025 SPECIAL ASSESSMENTS

FD10 EAST MANATEE FIRE RESCUE DISTRICT	7.08
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PROPERTY APPRAISER INSPECTIONS

07/16/2021	TLW	INSPECTION BY IMAGE TECHNOLOGY	5 YEAR STATUTORY REVIEW
08/02/2016	PMB	INSPECTION BY IMAGE TECHNOLOGY	5 YEAR STATUTORY REVIEW

LAND INFORMATION

LAND INFORMATION									----- Frontage -----				----- Depth -----			
#	Type	Code	Ag	Ex	Sqft	Acres	Rate	Value	Actual	Effect	Depth	Table	Factor	Override	Influences	Zoning
1	U	105	No	0%	782,338	17.21	2,400	2,040					1.0			PD-MU
2	A	502	No	0%	32,670	0.75	13,200	8,415					1.0			PD-MU



SALES INFORMATION

Salekey	Sale Date	Book/Page/Inst #	Instrument Type	V / I	Qual Code	Sale Price	Grantee	Grantor
2447529	12/18/2023	202341133505	TAX DEED	V	18	\$30,000	PATIL, DARSHAN	STEP PROPERTIES INC
1975196	10/12/2009	2315 / 6623	FINAL JUDGEMENT	I	11	\$1	STEP PROPERTIES INC	STEP PROPERTIES INC
1926707	11/8/2007	2234 / 4519	TAX DEED	V	37	\$700	STEP PROPERTIES INC	BORLEFFS, JOAN CLARA