LOT 2 CRYSTAL ACRES S/D.
847-1370, 901-1553, 967-2186.

COBB AARON E/COBB MICHELLE L
1847 SW JIM WITT ROAD
LAKE CITY, FL 32025

2025

05-5S-17-09125-102

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Quality	05	05

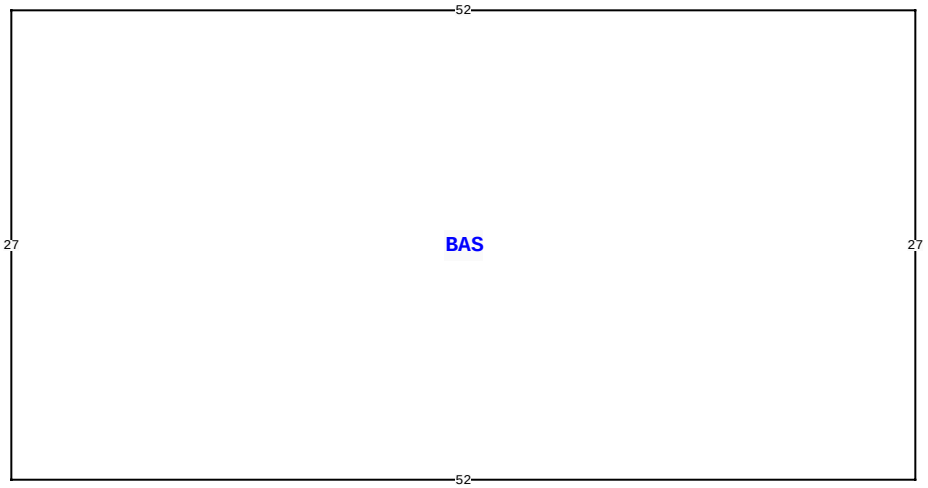
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	5517.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	134,464
TOTALS	1,404			1,404	134,464

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,404	117.7000	121.23	170,207	2014	2014	0	0	0	21.00	79.00

2 MANUF 3 – 0% - 0 Heated Area: 1404 HX Base Yr



1847 SW JIM WITT RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2024 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	134,464
TOTAL MARKET OB/XF VALUE	8,360
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	192,824
SOH/AGL Deduction	28,027
ASSESSED VALUE	164,797
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	164,797
TOTAL JUST VALUE	192,824
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	187,096

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39313	M H	0	02/19/2020
16384	M H	125	12/02/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0967/2186	11/18/2002	WD	Q	I		69,000
GRANTOR: DUSTIN & ASHLEY BUSSC						
GRANTEE: AARON E & MICHELLE						
0901/1553	4/26/2000	WD	Q	V		20,500
GRANTOR: SUBRANDY LTD PARTNERS						
GRANTEE: DUSTIN & ASHLEY B B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S27 E52 N27$.

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	0296	SHED METAL	0	0	12	16	192.00	UT	5.00	5.00	100	2002	2002	3	100	960	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 8,360

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	0200	C	MBL HM	0		00	0.00	0.00	5.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,000							

REVIEW DATE 05/11/2020 BY JB Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 06/20/2025 BY SYS