

S1/2 OF N2/3 OF NW1/4 OF SE1/4
EX 3.04 AC DESC ORB 911-1447.
ORB 911-1447, 853-1255 THRU

WITT DOROTHY L AS TRUSTEE
707 TURKEY CREEK
ALACHUA, FL 32615

2026

08-7S-17-09954-004



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0200 MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	8717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	77,659
USP	240	35		84	5,034

TOTALS	1,536			1,380	82,693
--------	-------	--	--	-------	--------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0296	SHED METAL	0	0	0	0	1.00	UT	0.00
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00
4	0031	BARN,MT AE	0	0	24	48	1,152.00	UT	9.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	0			0.00	0.00	10.21

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,380	115.9000	108.95	150,351	1999	1999		0	0	45.00	55.00
1 MANUF 1 0% - 0 Heated Area: 1296 HX Base Yr												
BAS USP												

1631 SW BETHLEHEM AVE, FORT WHITE	BLD DATE	LGL DATE	04/07/2025	MLU
	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
1	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0031	BARN,MT AE	0	0	24	48	1,152.00	UT	9.00	9.00	100	2013	2013	3	100	10,368	

TOTAL OB/XF										17,718							
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
1	0200	C	MBL HM	0			0.00	0.00	10.21	AC		1.00	1.00	1.00	9,500.00	9,500.00	96,995

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE		82,693			
TOTAL MARKET OB/XF VALUE		17,718			
TOTAL LAND VALUE - MARKET		96,995			
TOTAL MARKET VALUE		197,406			
SOH/AGL Deduction		34,906			
ASSESSED VALUE		162,500			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		162,500			
TOTAL JUST VALUE		197,406			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		197,406			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19831	M H	125	08/09/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1229/1071	12/19/2011	WD	U	I	11	100
GRANTOR: DOROTHY LOU WITT						
GRANTEE: DOROTHY LOU WITT AS						
0958/1883	7/19/2002	WD	Q	V		35,000
GRANTOR: JULIA KITCHENS						
GRANTEE: ALLAN WITT						

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
---------------------	--	--	--	--	--	--	--	--	--

BAS= W48 S27 E28 USP= S12 E20 N12 W20\$ E20 N27\$.