LOT 48 FRANK THOMAS S/D UNREC. C
NW1/4 OF NE1/4, RUN S 323.73 FT
GRADED RD, W ALONG R/W 371.23 FT

WITTE FAMILY TRUST DATED OCTOBER 13, 2004
2968 KOSUTH RD NE
PALM BAY, FL 32905

2027

01-2S-17-04659-024

BUILDING CHARACTERISTICS

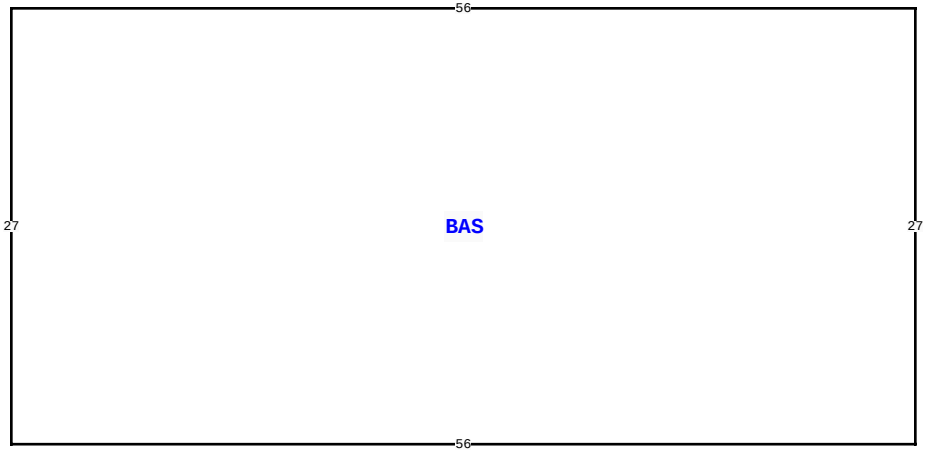
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	1217.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	38,635
TOTALS	1,512			1,512	38,635

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	106.4700	63.88	96,587	1998	1998	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2024 Heated Area: 1512 HX Base Yr



241 NE SPIVEY LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	
5	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	
6	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	38,635
TOTAL MARKET OB/XF VALUE	8,800
TOTAL LAND VALUE - MARKET	14,728
TOTAL MARKET VALUE	62,163
SOH/AGL Deduction	0
ASSESSED VALUE	62,163
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	62,163
TOTAL JUST VALUE	62,163
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	57,745

LAND:1:1: SOME OF THIS LOT IS LOW & UNBUILDABLE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049156	Roof Replacement	12,800	02/05/2024
17527	ADDN SFR	169	10/12/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1488/1100	4/14/2023	WD	Q	I	01	60,000
GRANTOR: ZAHORAK DAVID						
GRANTEE: WITTE FAMILY TRUST						
1330/2768	2/10/2017	WD	U	I	11	100
GRANTOR: U S BANK N A						
GRANTEE: DAVID & TRISHA ZAHO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E56 N27$.

LAND DESCRIPTION

TOTAL OB/XF 8,800

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		A-1	0.00	0.00	2.63	AC		1.00	1.00	0.70	8,000.00	5,600.00	14,728							

REVIEW DATE 02/20/2024 BY JS Total Acres: 2.63 Total Land Value: 14,728 Market: 0 Agricultural: 0 Common: 14,728 PRINTED 11/17/2026 BY SYS