

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

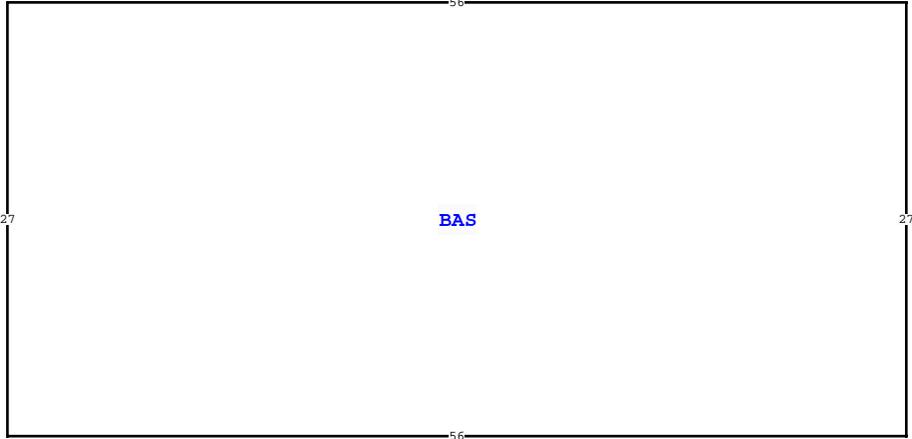
WITTE FAMILY TRUST DATED OCTOBER 13, 2004
 2968 KOSUTH RD NE
 PALM BAY, FL 32905

2026

01-2S-17-04659-024

BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	31 VINYL SID 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	14 PREFIN MT 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 90				
Interior Floor	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	40,570
TOTALS	1,512			1,512	40,570

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MOBILE HME	0%	- 2024									
				Heated Area: 1512								
				HX Base Yr								



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			40,570
TOTAL MARKET OB/XF VALUE			8,800
TOTAL LAND VALUE - MARKET			10,310
TOTAL MARKET VALUE			59,680
SOH/AGL Deduction			0
ASSESSED VALUE			59,680
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			59,680
TOTAL JUST VALUE			59,680
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						

EXTRA FEATURES																	
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	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	

TOTAL OB/XF												
8,800												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W56 S27 E56 N27S.												

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	5,600.00	3,920.00	10,310							