BEG SE COR OF NE1/4 OF NW1/4, RU
W 202.60 FT, N 210 FT, E 202.60
FT, SW 982.83 FT, S 639.50 FT, E

WITT DONALD/WITT AURORA
2012 CHELWOOD CT
ATLANTIC BEACH, FL 32233

2026

03-2S-17-04665-010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	1217.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

1180 NE DREW RD, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		12,400
TOTAL LAND VALUE - MARKET		40,152
TOTAL MARKET VALUE		52,552
SOH/AGL Deduction		0
ASSESSED VALUE		52,552
TOTAL EXEMPTION VALUE	VX	5,000
BASE TAXABLE VALUE		47,552
TOTAL JUST VALUE		52,552
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		52,552

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1367/2628	7/17/2018	QC	U	I	11	100
GRANTOR: AURORA WITT						
GRANTEE: DONALD WITT						
1287/2486	1/20/2015	QC	U	I	11	4,000
GRANTOR: BRADFORD J CRENSHAW J						
GRANTEE: DONALD & AURORA WIT						

BUILDING NOTES

BUILDING DIMENSIONS

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	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	400	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,000	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 12,400

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	0700	C	MISC RES	0		A-1	0.00	0.00	15.13	AC		1.00	1.00	1.00	2,400.00	2,400.00	36,312							
2	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	0.80	4,800.00	3,840.00	3,840							

REVIEW DATE 07/23/2015 BY DF Total Acres: 16.13 Total Land Value: 40,152 Market: 0 Agricultural: 0 Common: 40,152 PRINTED 06/10/2026 BY SYS