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

2027

08-7S-17-09954-004

BUILDING CHARACTERISTICS

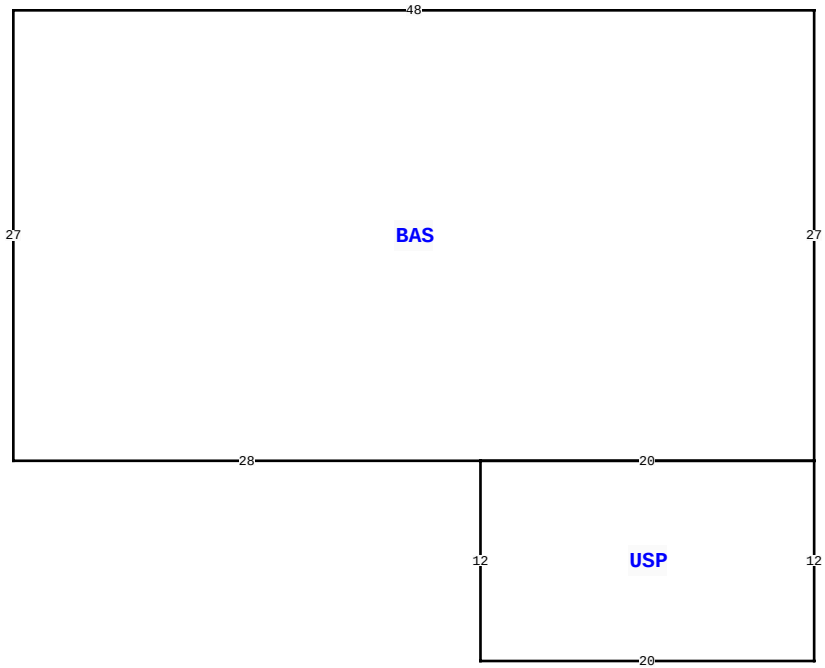
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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		MKT AREA 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	76,833
USP	240	35		84	4,980
TOTALS	1,536			1,380	81,812

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	107.79	148,750	1999	1999	0	0	0	45.00	55.00

1 MANUF 1 0% - 0 Heated Area: 1296 HX Base Yr



1631 SW BETHLEHEM AVE, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
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	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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	81,812
TOTAL MARKET OB/XF VALUE	17,718
TOTAL LAND VALUE - MARKET	112,310
TOTAL MARKET VALUE	211,840
SOH/AGL Deduction	33,090
ASSESSED VALUE	178,750
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	178,750
TOTAL JUST VALUE	211,840
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	212,721

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$.

LAND DESCRIPTION

TOTAL OB/XF 17,718

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			0.00	0.00	10.21	AC		1.00	1.00	1.00	11,000.00	11,000.00	112,310							

REVIEW DATE 11/16/2017 BY DF Total Acres: 10.21 Total Land Value: 112,310 Market: 0 Agricultural: 0 Common: 112,310 PRINTED 11/17/2026 BY SYS