

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

2024

01-2S-17-04659-024



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		05
NEIGHBORHOOD/LOC	1217.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	27,222
TOTALS	1,512		1,512	27,222

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	
5	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	
6	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	0200	C	MBL HM	0		A-1	0.00	0.00	2.63	AC	

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	102.8700	51.44	77,777	1998	1998	0	0	0	65.00	35.00
1 MOBILE HME - 0% - 2024												
Heated Area: 1512						HX Base Yr						
27 56 27 56 BAS												
BLD DATE												
LGL DATE												

TOTAL OB/XF													
8,800													

COLUMBIA COUNTY PROPERTY													
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VALUATION SUMMARY													
VALUATION BY STANDARD													
Tax Group: 3 Tax Dist:													
BUILDING MARKET VALUE 27,222													
TOTAL MARKET OB/XF VALUE 8,800													
TOTAL LAND VALUE - MARKET 10,310													
TOTAL MARKET VALUE 46,332													
SOH/AGL Deduction 0													
ASSESSED VALUE 46,332													
TOTAL EXEMPTION VALUE 0													
BASE TAXABLE VALUE 46,332													
TOTAL JUST VALUE 46,332													
NCON VALUE 0													
INCOME VALUE													
PREVIOUS YEAR MKT VALUE 46,332													
LAND:1:1: SOME OF THIS LOT IS LOW & UNBUILDABLE													
SALES DATA													
OFF RECORD Number DATE TYPE INST Q U I 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\$.													